

2012

A Ten-Year Plan to End Homelessness

A Five Year Update

This document reports on the progress made in 5 years of implementation of the 10-Year Plan to End Homelessness in Yakima County as well as documents the realignment of local strategies based on 5 years of implementation in the community and newly developed Federal and State strategies to end homelessness.



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EXECUTIVE SUMMARY

The original *Ten-year Plan to End Homelessness in Yakima County* was the end result of a community-wide concern at the growing number of those at risk of becoming homeless as well as actual homeless individuals and families in the county. The original plan was written in 2005, by a coalition of over 40 local homeless service providers and involved individuals who formed the Homeless Network of Yakima County (Network).

Soon after the development of the *Ten-year Plan to End Homelessness in Yakima County*, Washington State Department of Community, Trade and Economic Development (now the Department of Commerce) published the *Washington State Ten-Year Plan*. In 2010, the United States Interagency Council on Homelessness published *Opening Doors – Federal Strategic Plan to Prevent and End Homelessness*. The release of this report in conjunction with the compiling of 6 years of local data prompted the Network to reassess the original strategies.

In addition to addressing the shifts in the Federal and State priorities, the Network also strove to reassess the current need in the community as well as the accomplishments in the last five years. One of the major changes from the original 10-Year Plan to this update is the ownership of the current objectives being given to the Network as where progress on the original strategies is the responsibility of the two 10-year plan committees; Affordable Housing Committee and the Services Committee. At the yearly retreat, typically held in June, these committees report on their progress and develop new objectives for the upcoming year. This ensures that this document remains current with the actual work of the Network being reported by the annual Needs Assessments that drive those discussions. The current assessments serve as attachments to this report.

The *Yakima County Housing Needs Assessment 2011* was a detailed study to assess the barriers of affordable housing. The Homeless Network of Yakima County Affordable Housing Committee – which is comprised of multiple service providers, mental health housing organizations, and members of the community who are associated with the development, management, and access to affordable housing in the County – will assist in determining gaps in the housing continuum of care and make recommendations to the Executive Committee on how to best close those gaps in relation to the *Ten-Year Plan to End Homelessness in Yakima County*. The key findings listed in that assessment are included in this update.

The *Yakima County Service Needs Assessment 2011* was a detailed study to assess the barriers of self-sufficiency. The Homeless Network of Yakima County Self-Sufficiency Committee is comprised of multiple service providers and members of the community who are associated with addressing the need for prevention and services around the most basic of needs in Yakima County. The committee will assist in determining gaps in emergency services in the continuum of care and make recommendations to the Executive Committee on how to best close those gaps in relation to the *Ten-Year Plan to End Homelessness in Yakima County*. The key findings listed in that assessment are included in this update.

Since 2006, there has been a 29.9% decrease in the overall number of individuals experiencing homelessness. Five years of trend data are included in this report. Additionally, the amount of funds managed by the Network has increased dramatically in the last five years. A summary of the funding streams and how they are utilized in the County are also described.

People who are homeless are not social inadequates. They are people without homes.
- Sheila McKechnie

The following chart provides a side-by side of the various areas of focus as illustrated by the variety of sources described above.

		Themes/ Strategies						Population			
		Increase Leadership, Collaboration, and Civic Engagement	Stable and Affordable Housing	Increase Economic Security	Improve Health and Stability	Emergency Response	Prevention/ diversion/ Re-entry	Chronic homelessness	Homeless Veterans	Homeless Families, youth, and children	At Risk Populations (prevention)
Ten Year Plans	Federal Plan	X	X	X	X	X		X	X	X	X
	State Plan		X	X	X	X	X	X	X	X	X
	County Plan	X	X	X	X	X	X	X	X	X	X
Funders	McKinney				X	X	X	X	X	X	
	HEARTH	X			X	X	X	X	X	X	X
	CGP					X	X	X	X	X	X
	HEN					X	X	X			X
	HOME		X								X
	2060		X								
	2163 ¹	X	X	X	X	X	X	X	X	X	X

¹ Should Match County Plan.

Strategies and Current Objectives are adopted in the charters of the 10-Year Plan committees. The Capacity Building Committees (Resources and Data/Evaluation) also adopt objectives which will support the work of the 10-year planning committees. The chart below shows the updated Strategies of the Network and the committees assigned to accomplish them. While the current 2011 objectives are described towards the end of this document, current objectives will be tracked in the Need Assessments produced by the committees.

Strategy	Committee
Increase Leadership, Collaboration, and Civic Engagement	Executive Committee
Develop, enhance and expand affordable housing stock	Affordable Housing Committee
Develop an emergency response to prevent homelessness	Services Committee
Increase Economic Security	
Improve Health and Stability	
Capacity Building	Data/Evaluation Committee
	Resource Committee

THE NETWORK

The Homeless Network of Yakima County is an association of emergency housing providers, service providers, community leaders, and any other interested person or entity who are concerned about addressing the emergency, transitional and permanent needs of the homeless.

VALUES

MISSION

The mission of the Homeless Network of Yakima County (Network) is to advocate for the homeless people of Yakima County in order to improve the quality of life, increase public awareness of issues of homelessness, impact public policy, and to prevent and end homelessness.

VISION

The Homeless Network will focus on realizable strategies to move homeless individuals and families beyond shelter to permanent housing and self-sufficiency by looking at a comprehensive range of needs and develop the local capacity to meet these needs. The Network will identify ways of coordinating and linking resources to avoid duplication by involving agencies and individuals currently involved with homeless and involve stakeholders outside of the traditional homeless system with a shared goal of building a comprehensive system to end homelessness and prevent return to homelessness.

OPERATING PRINCIPLES

The purpose of the Network is:

1. Provide a place to share ideas, concerns and resources applicable to homeless issues and foster collaboration in addressing needs of the homeless.
2. Increase community awareness related to the causes of homelessness, the needs of homeless people and ways to end homelessness through a program of public education and advocacy.
3. Participate in developing and supporting public policy to assist homeless people and work toward ending homelessness.
4. Research and develop resources to support Network and Continuum of Care projects.
5. Develop, implement and annually review county-wide plans to end homelessness.

BACKGROUND

The Ten-year Plan to End Homelessness in Yakima County was the end result of a community-wide concern at the growing number of those at risk of becoming homeless as well as actual homeless individuals and families in the county. The original plan was written in 2005, by a coalition of over 40 local homeless service providers and involved individuals who formed the Homeless Network of Yakima County (Network). Members included:

- Mental health providers
- Correctional representatives
- Local government representatives
- Health care providers
- Housing finance services
- Affordable housing providers

It is simply unacceptable for individuals, children, families and our nation's Veterans to be faced with homelessness in this country.

- President Obama

- Child abuse/neglect service providers
- Funders
- Shelter providers
- Foster care services providers
- Substance abuse providers
- Community developers
- Domestic violence services providers
- Legal services providers
- Veterans services providers
- Homeless individuals

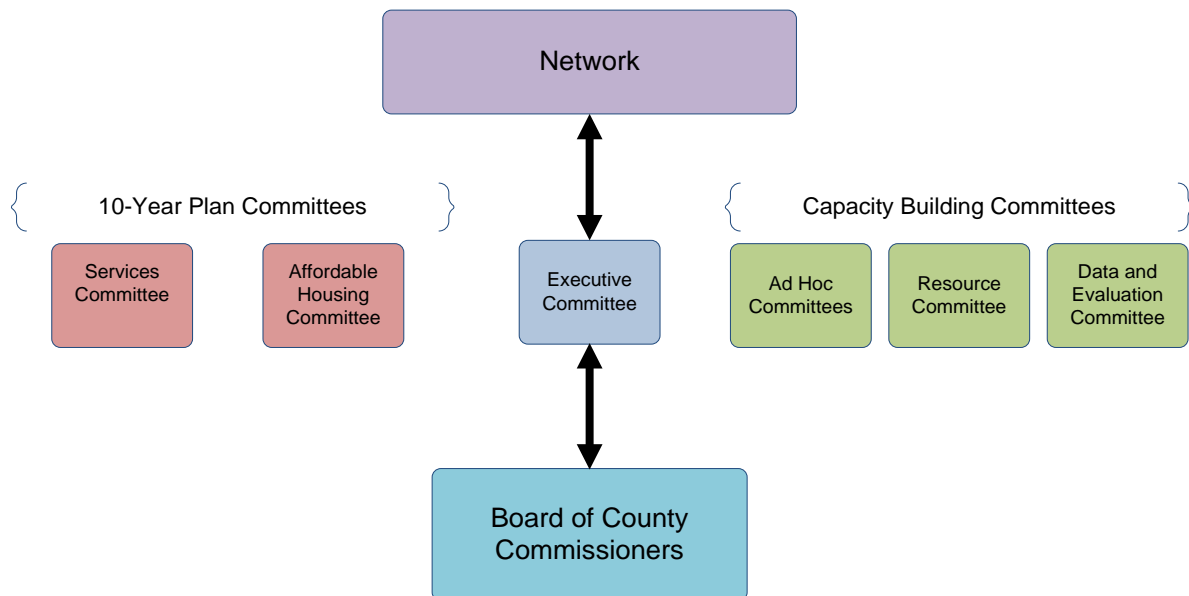
Soon after the development of the *Ten-year Plan to End Homelessness in Yakima County*, Washington State Department of Community, Trade and Economic Development (now the Department of Commerce) published the *Washington State Ten-Year Plan*. In 2010, the United States Interagency Council on Homelessness published *Opening Doors – Federal Strategic Plan to Prevent and End Homelessness*. The release of this report in conjunction with the compiling of 6 years of local data prompted the Network to reassess the original strategies.

CURRENT ORGANIZATION

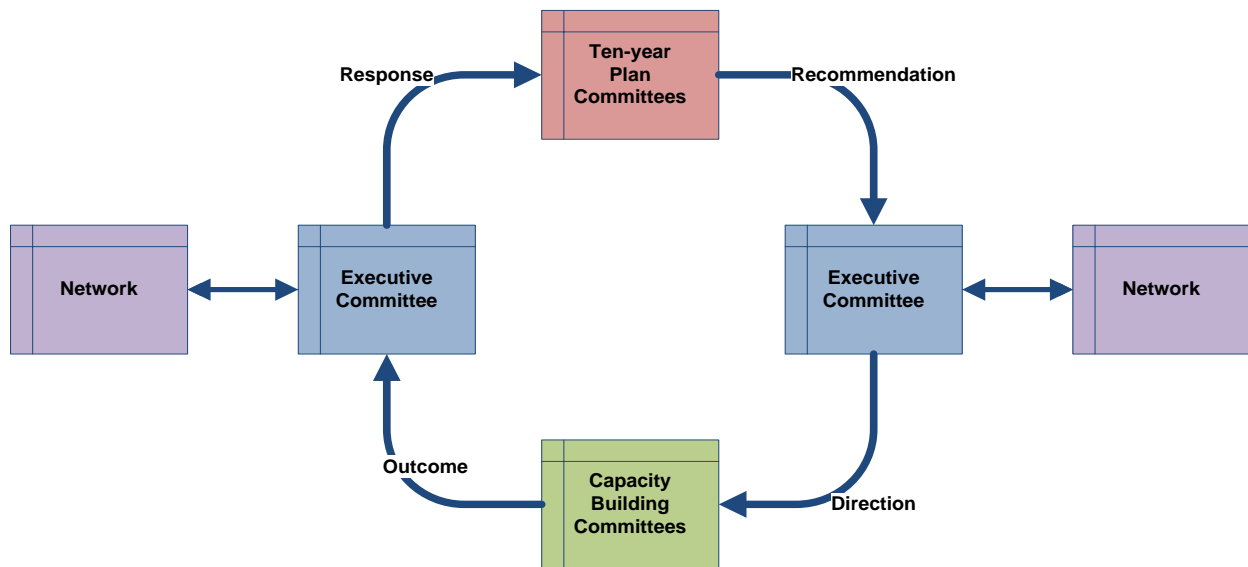
While the Mission of the Network has remained the same over the last five years, the Network has grown and reshaped itself to meet the needs of the community. This section described the current organizational structure and lists the current membership.

DECISION MAKING FRAMEWORK

In 2009 the Network re-organized itself to streamline the decision making and bring stronger representation of affordable housing into the Network. The following figure illustrates the various committees that focus on both the ten-year plan objectives and building the capacity of the Network to meet the needs of the community:



The following figure illustrates how decisions are made within the committee structure with recommendations coming from the 10-Year Planning Committees to the Executive Committee and then assigned, when approved, to the Capacity Building committees for implementation:



MEMBERSHIP

Current Membership of the Network includes the organizations below:

- Catholic Charities Housing Services
- Consumer Credit Counseling Services
- Central Washington Comprehensive Mental Health
- Yakima County Department of Corrections
- Washington State Department of Social and Health Services
- Elmview
- EnTrust
- Educational School District-105
- Friday Night Live
- Generating Hope / Noah's Ark
- La Casa Hogar / Yakima Interfaith Coalition
- Landmark Management Services
- Lower Valley Crisis Support Services
- Next Step Housing
- Northwest Community Action Center
- Northwest Justice Project
- Office of Rural Farmworkers Housing
- People for People / 2-1-1
- Red Cross
- RiverRock Consulting
- Rod's House
- Salvation Army
- Southeast Community Center
- St. Vincent de Paul
- Sunrise Outreach Center
- Triumph Treatment Services
- United Way of Central Washington
- Vet Center/Veteran's Administration
- Yakima County Department of Human Services
- Yakima Housing Authority
- Yakima Neighborhood Health Services
- Yakima Valley Farmworkers Clinic
- YWCA

COUNTY OVERVIEW

This section provides a summary of the information gathered from multiple reports developed from the Homeless Network of Yakima County.

Yakima County is the state's second largest county in terms of square miles (4,296 miles) and has a population of 232,911. According to the Office of Financial Management, one-half of the entire state's Native American population lives in the County. Yakima County is also home to the largest population of migrant and seasonal farm workers in the State. According to the Washington Migrant and Seasonal Farm Workers (MSFW) Enumeration Study for Washington State, there are 81,175 migrant and seasonal farm workers, including family members, temporarily resident in Yakima County.

The area's economic basis – agriculture and service industries – employs over 60 percent of the working population. Work in these sectors is traditionally low paying, is subject to seasonal employment, and offers little or no opportunities for upward advancement. Full-time occupations that pay more than minimum wage account for less than 13 percent of the workforce.

Yakima County has been designated an “economically distressed” county by the Washington State Legislature due to the county's chronically depressed economy. Only 22 percent of the land surface is taxable because of a Federal Military Training Center and the Yakama Indian Reservation. Despite the injection of millions of State and Federal dollars in the form of employment and training programs annually for the past 20 years, the county continues to experience severe economic hardships. Thirty-Seven percent of the county's population over the age of 16 is not in the workforce. In Yakima County, 10.2% of all residents 16 years of age or older in the workforce are unemployed.

Jurisdictions in the County are showing larger disparities with some have triple the rates of poverty and unemployment compared to their neighbors.

NEED

This section analyzes data from the *Yakima County Housing Needs Assessment* and the *Yakima County Service Needs Assessment* – both developed by the Network and available upon request.

POPULATION AND POVERTY

Yakima County is growing, but at a slower rate than the state or nation. Between 1990 and 2000 the County's population grew by 33,758 residents which was an increase of 18%. However growth in the County between 2000 and 2009 dropped to 7%. While overall growth has slowed, large (5+) families increased by 38%. 2010 also marked the first year of retirement for “Baby Boomers”. Between 2015 and 2030 the population 65 and over is projected to increase significantly from 11% to 14% requiring additional senior housing.

Yakima County's median household income decreased 8.8% in 2009 while the State's increased by almost 2%. Yakima County has more than twice the rate of families living below the poverty level than the state. Almost two-thirds of single women with children under 5 are living in

Homelessness is a large complicated problem that can be addressed and ended only through a comprehensive, multifaceted approach

– Network Member

poverty. Additionally, 1 in 4 children of all families are living in poverty – almost twice that of the state.

HOUSING

The *Yakima County Housing Needs Assessment* was a detailed study to assess the barriers of affordable housing. The Homeless Network of Yakima County Affordable Housing Committee – which is comprised of multiple service providers, mental health housing organizations, and members of the community who are associated with the development, management, and access to affordable housing in the County – will assist in determining gaps in the housing continuum of care and make recommendations to the Executive Committee on how to best close those gaps in relation to the *Ten-Year Plan to End Homelessness in Yakima County*. The following are the key findings from that report.

HOUSING STOCK

The current housing stock does not meet the needs of low-income and minority populations. Many minority families have larger than average family sizes and need larger homes or apartments to prevent overcrowding. Yakima County housing stock is also older than the state as a whole with 50% of all housing units constructed before 1970 and 21% built between 1970 and 1979. In 2009, only 9% of the housing stock was built after 2000 as compared with the state's 15%. Since 2007 there has been a sharp decline in new residence construction in both the County and the State.

Single family homes are the predominant housing type with 64.8% being 1-unit detached. Sixty-Five percent of housing units are owner-occupied; slightly higher than the state. A higher percentage of individuals own homes than in the state, in Yakima County, fewer families own homes.

There is also shortage of Permanent Supportive housing and affordable housing so individuals and families in transitional housing have nowhere to transition to which results in fewer openings in transitional housing for those in Emergency Shelter to move into which ultimately results in fewer vacancies in Emergency Shelter.

In 2008, approximately ¼ of all occupied units in Yakima County had the potential for lead-based problems due to unit age; an estimate 19,523 units in total with the majority being owner-occupied housing.

HOUSING AFFORDABILITY

Homeowners in Yakima County fair significantly better than those in the state in both affordability and housing costs. However, a minimum wage worker must work 67 hours a week to afford a 2 bedroom home or else earn \$14.42 an hour. A wage earner in a family of five, which is our largest growing population, would need to work 91 hours a week at minimum wage or earn \$19.44 an hour to afford a 4 bedroom home. Homeownership in Yakima County has continued to become more affordable than in the state as a whole.

RENTAL HOUSING

In Yakima County, 52% of renters spent 30% or more of household income on housing. The vacancy rate in Yakima County in the Spring of 2010 was 3.2% - almost half that of the state. Larger units have an even lower vacancy rate at 2.4% making locating affordable housing one of the main barriers to attaining it.

HOMEOWNERSHIP

In 2010, Yakima County home sales were down 30% as compared to 20% for the state. The median home price is \$153,200, a 6% decrease from 2009. Home prices for 3 bedroom units have decreased as smaller and larger homes have shown an increase in median price.

SPECIAL POPULATIONS

There is a lack of affordable and accessible permanent supportive housing choices for persons with disabilities, including chronic homeless persons; persons with developmental disabilities, mental illness and chronic substance abuse; and among persons in need of adult care.

Rental housing vacancy rates are extremely low making it difficult for persons with limited income, poor credit history, large families, disabilities requiring accommodation, no citizen documentation and or unverified income sources to compete for limited standard rental housing meeting the needs of prospective renters.

These characteristics are more frequent among minorities, large families and disabled persons. Disadvantaged populations often do not have the necessary English language skills, financial literacy, and/or credit management skills to obtain and maintain affordable housing.

SERVICES

The *Yakima County Service Needs Assessment* was a detailed study to assess the barriers of self-sufficiency. The Homeless Network of Yakima County Self-Sufficiency Committee is comprised of multiple service providers and members of the community who are associated with addressing the need for prevention and services around the most basic of needs in Yakima County. The committee will assist in determining gaps in emergency services in the continuum of care and make recommendations to the Executive Committee on how to best close those gaps in relation to the Ten-Year Plan to End Homelessness in Yakima County. The following are the key findings from that report.

UNMET NEEDS

A report from 2-1-1 shows that the largest portion of unmet need from is for utility and housing cost assistance. The third highest is for transportation assistance. Family do not currently have the means to meet these needs and the community does not have enough resources to address those needs. This is further supported by the fact that of those individuals who are homeless, the inability to pay/rent or mortgage is listed as the number one cause.

The top five listed needs from the Point in Time Survey included Job Training, Health Care, Transportation, Food, and Education. Less than 9% responded that they had no services needs. This is further supported by individuals accessing services in the community which indicated that the Employment, Food, and Shelter domains were where individuals were experiencing crisis or vulnerability. None of the clients measured indicated they were empowered.

The number one service provided by agencies who track in the local database is shelter followed by transportation assistance and basic need assistance.

POINT IN TIME DATA

The purpose of the Yakima County Point in Time Survey is to determine the number of unduplicated homeless individuals living in Yakima County on a given day. The Homeless Network of Yakima County reviews the results, identifies gaps in services, and develops and implements plans to close the gaps.

In recent years, the Point in Time Survey has also included staging areas to assist in the distribution of needed items and services to homeless individuals. In 2009, these staging areas were built on a national model called Project Homeless Connect. This addition assists the community in supporting and creating lasting solutions for homeless residents of Yakima County by providing easy access to services that support the transition of homeless individuals and families off the streets and into housing.

While the main goal of the Point in Time Survey is to determine the number of homeless individuals in Yakima County, the Project Homeless Connect component augmented this goal by doing the following:

- Improving access to services and housing for homeless individuals and families;
- Engaging and increasing the collaborative involvement of homeless consumers, businesses, the non-profit community, and individual volunteers to work together to create solutions to homelessness;
- Improving the system of care by creating opportunities for collaboration and sharing of best practices among Yakima's homeless provider community;
- Leveraging private, corporate, and foundation money and in-kind support to augment city efforts to increase housing options and build service capacity for homeless individuals and families.

Two Project Homeless Connect events were conducted on January 27, 2011, one in the City of Yakima and one in Sunnyside. Additionally, there were three staging areas in Wapato, Toppenish, and White Swan where participants could receive donations and complete the Point in Time survey. This was the first year that a staging area was placed in White Swan, primarily due to the results in last year's counts.

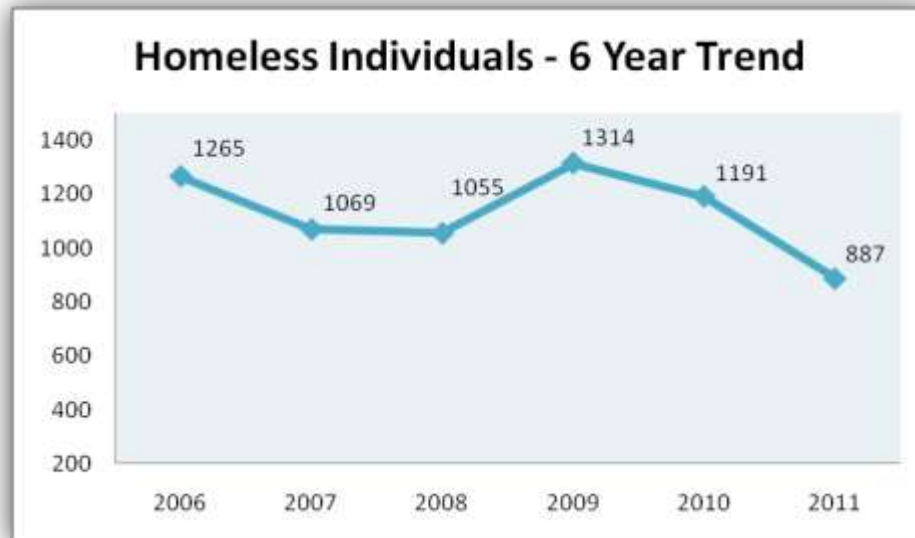
OVERALL COUNT

This is a landmark year with an across the board decrease. While the trend has been moving downward for the last couple of years, this dramatic decrease has been mostly attributed to almost a million dollars in Stimulus money being used for Prevention and Rapid Re-housing (HPRP)². 546 household were served by this program which provided prevention assistance and immediate housing. Thirty-five of those households were living in places not meant for human habitation.

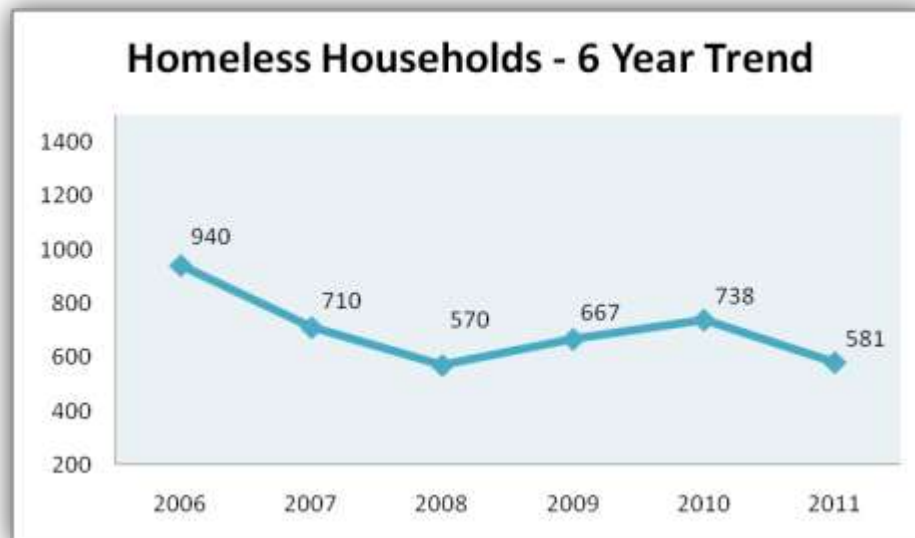
Category	Individuals	Households
All	887	581
Sheltered	827	549
Unsheltered	60	32 (6 Families)

² With the exception of the Overall Count – only trend Data has been included in this plan. For recent Point In Time Data contact the Yakima County Department of Human Services.

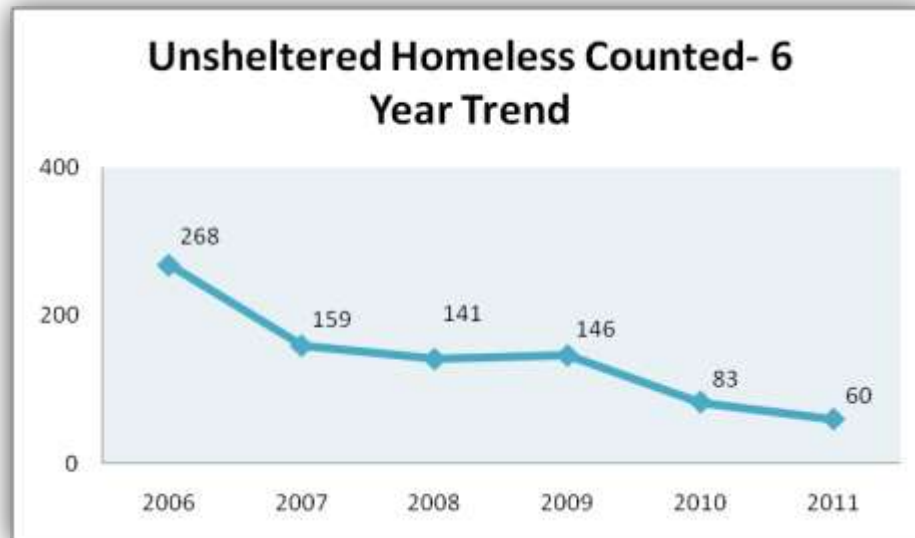
In the last year, there has been a 25.5% decrease in the overall number of individuals experiencing homelessness. Since 2006, there has been a 29.9% decrease in the overall number of individuals experiencing homelessness. We are 6 years into our 10-Year Plan to Reduce Homelessness by 50%.



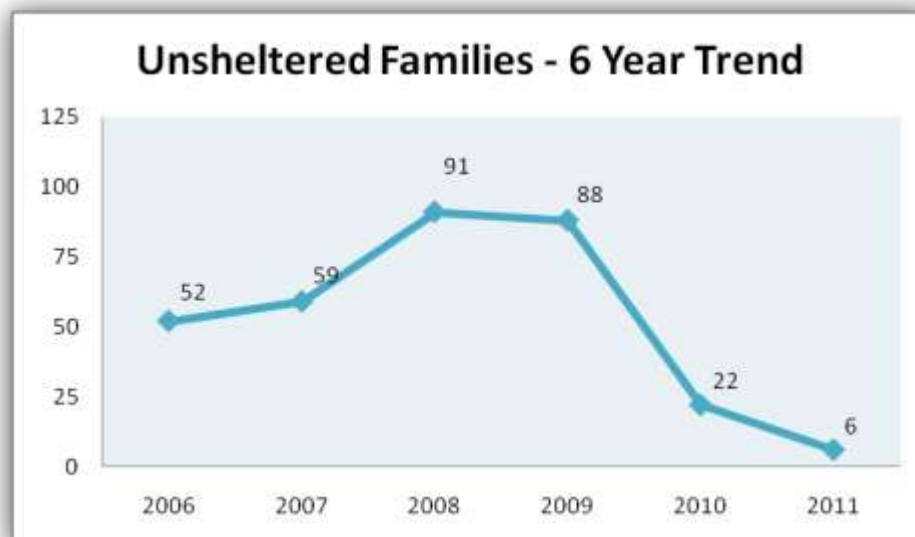
In the last year, there has been a 21.3% decrease in the overall number of families experiencing homelessness. Since 2006, there has been a 38.2% decrease in the overall number of families experiencing homelessness.



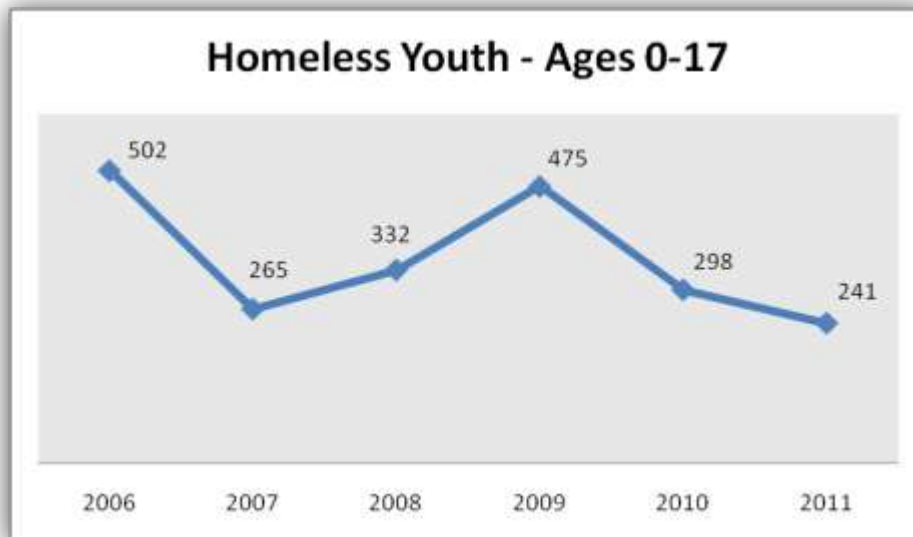
In the last year, there has been a 27.7% decrease in the number of unsheltered individuals experiencing homelessness. Since 2006, there has been a 77.6% decrease in the number of unsheltered individuals experiencing homelessness.



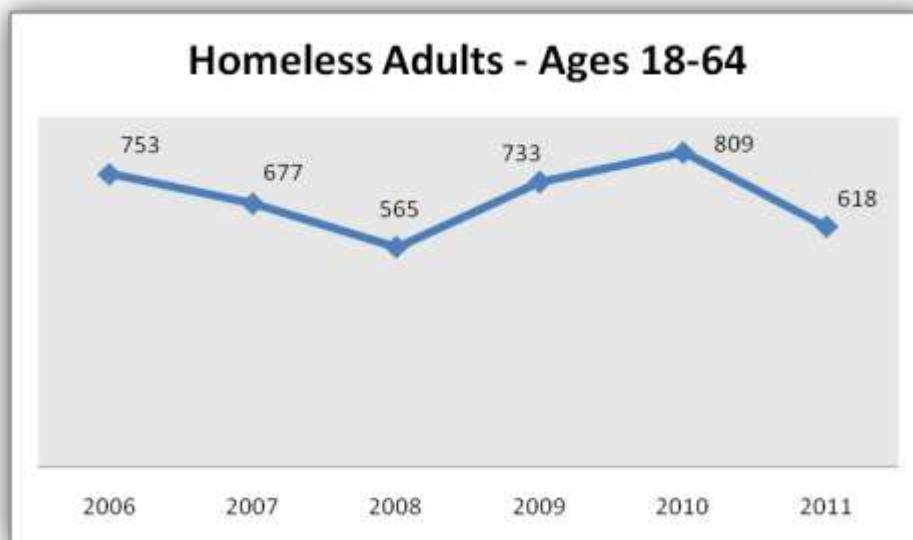
In the last year, there has been a 72.7% decrease in the number of unsheltered families experiencing homelessness. Since 2006, there has been an 88.4% decrease in the number of unsheltered families experiencing homelessness.



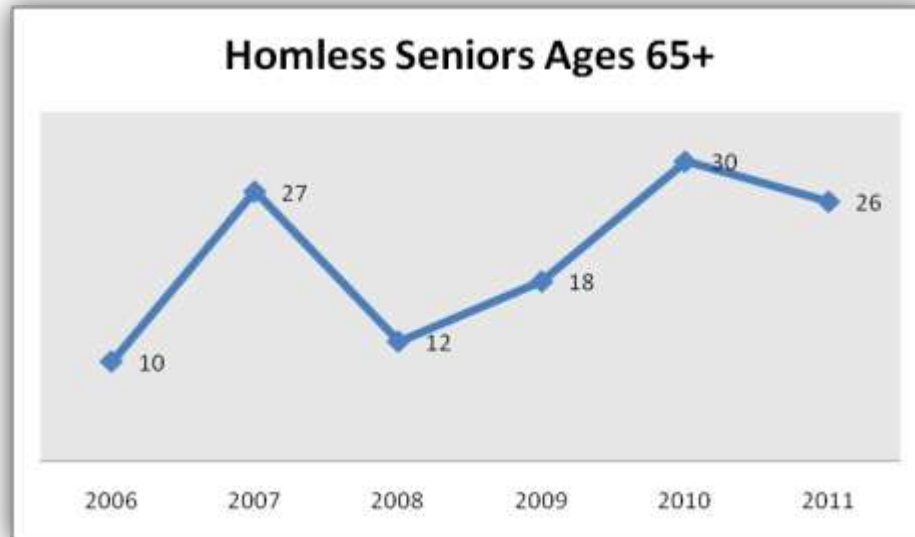
In the last year, there has been a 19.1% decrease in the number of youth experiencing homelessness. Since 2006, there has been a 52% decrease in the number of youth experiencing homelessness.



In the last year, there has been a 23.6% decrease in the number of adults experiencing homelessness. Since 2006, there has been an 18% decrease in the number of adults experiencing homelessness.

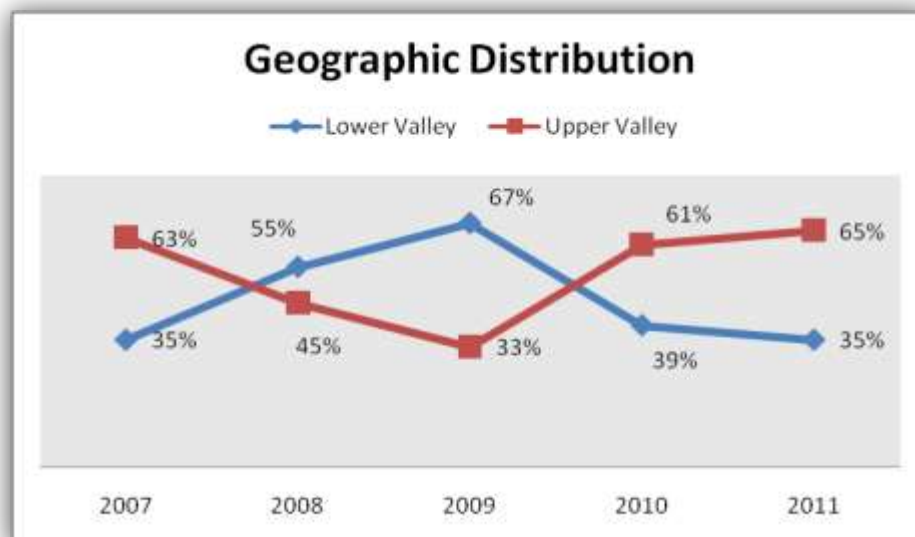


In the last year, there has been a 13.3% decrease in the number of seniors experiencing homelessness. Since 2006, there has been a 160% increase in the number of seniors experiencing homelessness.

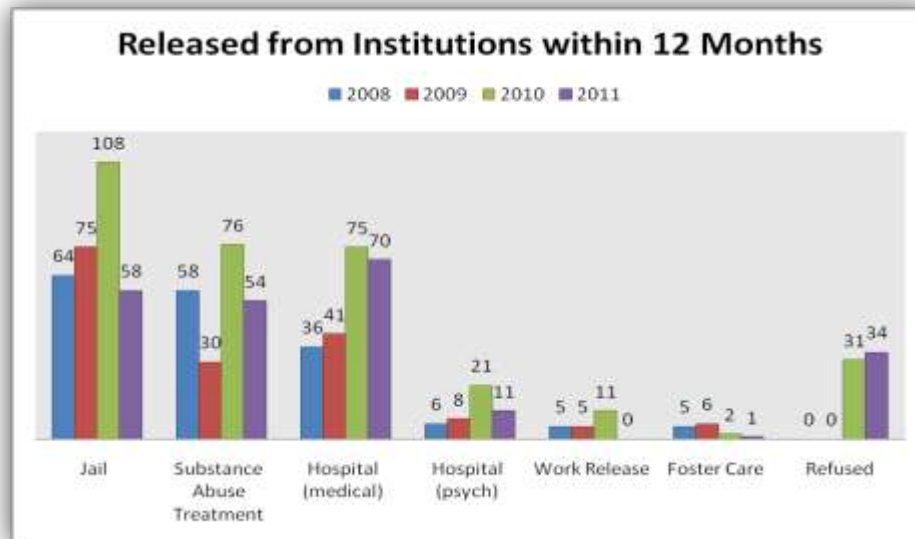


LOCATION

Due to the variance in questions asked – there is only a 5 year trend available for the geographic distribution. There were concerns stated last year that the 2009 count which showed a sharp spike in the number of those counted being in the lower valley. This year's count supports that premise.

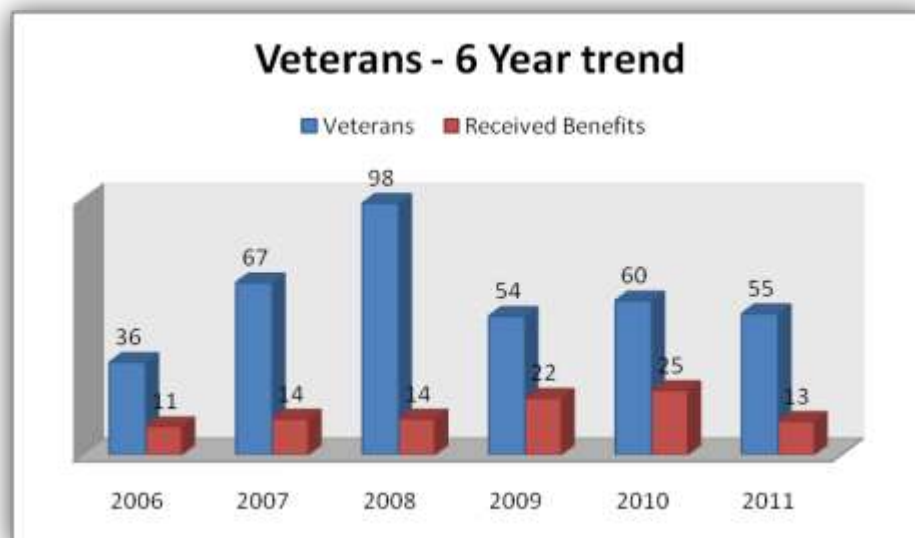


Due to the variance in questions asked there is only a 4 year trend available for those released from institutions in the last 12 Months. Despite the reductions, the number of individuals who refused this question has increased.

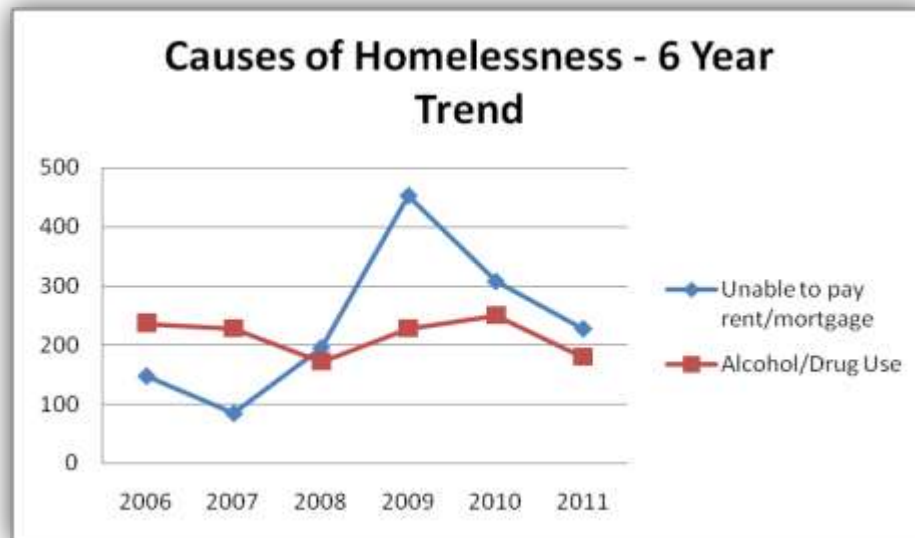


CONDITIONS, CAUSES, AND NEEDS

While the number of Veterans who have been counted has decreased, so has the ratio of Veterans who are receiving benefits.



The inability to pay rent/mortgage surpassed Alcohol/Drug use in 2008 as the number one reported cause.



For the first time in the 6 years we have been tracking, the number of individuals who are receiving Social Security outnumber the people who have no source of income; of 581 households, 394 reported an income.

Source*	2010	2011	% Change
Social Security Benefits	129	143	11% increase
None	238	137	42% decrease
TANF	125	97	22% decrease
GAU	93	60	35% decrease
Per Capita	74	71	4% decrease
Part-time work	39	25	36% decrease
Low-Wage Job	34	20	41% decrease
Unemployment Insurance	16	13	19% decrease
Day Labor	7	6	14% decrease
Total Households Reporting	500	394	21% decrease

PROJECT HOMELESS CONNECT

On January 27, 2011, in conjunction with the 8th Annual Point in Time Survey, Project Homeless Connect events were held in both Yakima and Sunnyside. The Yakima event was held at Morning Star Church and the Sunnyside event was held at St. Joseph's Church.

Project Homeless Connect is a national model used to by communities to remedy the homelessness of their neighbors. The "under one roof" offerings for consumers and the "mobile hospitality" of volunteers who act as escorts and conductors for their homeless neighbors help lower barriers and achieve results. Project Homeless Connect also gives people and organizations who have never been involved in homelessness a way to make a difference in their community.

Project Homeless Connect is designed to be a one-day, one-stop event that links people experiencing homelessness with a broad range of needed services such as housing, employment, health care, dental care, mental health care, and benefits. Project Homeless Connect is not an information fair, but instead engages homeless people directly with services. Project Homeless Connect provides an opportunity for businesses, universities, and community volunteers to be directly involved in helping individuals and families make significant steps towards ending their homelessness. Project Homeless Connect also facilitates improved collaboration between community service agencies.

This year, the second Project Homeless Connect event was held in Yakima County. In addition to helping multiple participants access multiple services under one roof, there was incredible community participation with high numbers of organizations, funders, and volunteers who helped provide those services.

DAY OF THE EVENT

Information regarding two Project Homeless Connect events was distributed in advance through service providers, outreach workers, and staff at the 107 House. In Yakima, participants started arriving at 8 am at the Morning Star Church.

Once the doors opened at 9 am, Greeter volunteers asked them if they had already taken the survey. If not, they were directed to the Surveyor volunteers. Once completed, they were directed to a continental breakfast or hot lunch served after 10:30am.

Once participants were done eating, they then entered the main room at the Church to the various services. Once they had accessed all the services they wanted, they were escorted to the haircut and donation section. Many participants received a haircut and while they were waiting for a Donation volunteer to assist them in selecting coats, clothes, shoes, and other items including premade care packages. Participants were free to stay as long they wanted and to access as many services as possible. The doors closed at 5 pm in time for participants to go to the Extreme Weather Shelters.

RESULTS

Multiple entities from around the county gave money, time, services, and goods that made these events possible. These donations included items to put into care packages for the participants, funds to pay for food at the events, and services ensuring that participants received health care screenings, free legal advice, and much more. Without the generous support from the community, it would have been impossible to provide the necessary services for such a large event.

Over 200 volunteers on the day of the event conducted surveys, handed out donations and greeted participants. The majority of the volunteers worked 6-8 hours on the day of the event resulting in approximately 1,600 – 1,800 hours of volunteer time.

In both Yakima and Sunnyside, 45 separate agencies provided services free of charge to participants who attended. Not counting the number of individuals surveyed across the county the Project Homeless Connect events had approximately 475 attendees in Yakima and 352 attendees in Sunnyside. The following services were provided:

- Phone Calls
- *³Haircuts
- Clothing
- Baby Items
- Books for Children
- *Heath Services including:
 - Immunizations
 - Nutrition Counseling
 - Hepatitis C Screening
 - Medicaid Applications
 - Health Coverage Assistance
 - Blood Pressure Screening
 - Blood Glucose
 - Diabetes Screening
 - Flu & Pneumonia Shots
 - Hearing Screening Referral
 - Pregnancy Testing
- *Dental Screening & Referral
- HIV Testing
- Clean Kits
- Prescription Assistance Discount Cards
- Vision Screening
- Reading Glasses
- *Homeless Outreach Services
- Volunteer Attorney Services
- *Domestic Violence Services
- *Sexual Assault Services
- *Shelter & Housing Services
- Crisis Services
- *Veterans Outreach Services including:
 - Emergency Hotel & Food Vouchers
 - Case Management & Referral
 - Employment Services
 - VA Healthcare
 - Housing Assistance
 - Claims Assistance
- *Financial Benefit Screening & Eligibility
- Financial Education Services
- Income Tax Return Services
- Employment Services
- *WA State ID Information & Vouchers
- Voter Registration
- Senior Services & Referral
- Homeless Youth Services
- *Chemical Dependency Services
- Alcoholic Anonymous
- *Basic Food Program
- 2-1-1
- Showers
- EPIC Headstart
- *Diabetic and cancer screening
- *Housing

³ * Service also provided at Sunnyside event

ACCOMPLISHMENTS

The Network was established in 2004 with over 40 member organizations in reaction to a growing homeless population in Yakima County. The first major accomplishment of the Homeless network was to develop a 10-year plan to end homelessness which was adopted by the Yakima County Commissioners in early 2005. At this time the Network received the official designation as the advisory body for Yakima County's local homeless and housing funding program. Additional accomplishments include supporting local providers and fostering collaboration which have resulted in the following:

- Expansion of the annual Point in Time Homeless census into a Countywide Project Homeless Connect services event
- Creation of an annual Community BBQ event for the homeless and community members to socialize and share their stories
- Establishment of an Extreme Winter Weather Shelter program using local churches and Hotel/Motel vouchers to serve the homeless during the cold Central Washington Winters
- Development of a Homeless Health clinic
- Startup of a Homeless hygiene center
- Establishment of the 107 House centralized homeless resource center
- Development of Rod's House Homeless Youth Drop-in Center
- Support of Noah's Ark Homeless Shelter and Day Center
- Support of the Homeless Respite Housing program
- Development of the Red Roof Pantry to collect and distribute donations to homeless persons entering housing
- Creation and support of the Homeless Assistance Fund to provide emergency assistance to the homeless to assist them in gaining stability
- Establishment of a County Veteran's program to assist homeless Veterans
- Collaboration to support to Yakima Housing Authority for the conversion of 75 Section 8 vouchers to Project Based vouchers to serve the homeless as well as the receipt of both VASH Vouchers to serve homeless Veterans and Family Reunification Vouchers to serve homeless families
- Facilitation of a collaboration that received State Homeless Grant Assistance Program funding to create a coordinated homeless outreach and housing program that included a Homeless Youth Liaison position that coordinated services with Homeless Youth Liaisons within school districts
- Facilitation of a collaboration that received a 10 year Washington Fund Grant (WFF) to provide housing and case management services for 24 families which has also been awarded a second WFF grant to expand housing and services for families in the Lower Valley
- Facilitation of a collaboration that received a Housing Prevention Rapid Re-Housing Grant that provided housing and services to over 600 households over 18 months
- Development of a Homeless Resource VISTA position to help identify additional resources to serve the homeless
- Expansion of the HUD McKinney housing program to provide 23 additional units of housing for the homeless
- Creation of the County's first HUD HOME Consortium to provide funding to create and expand affordable housing units.

The Network now helps oversee \$3.5 million in annual affordable housing and homeless funding and has decreased the homeless population by almost 30% since it was established over 6 years ago.

SHIFTS IN THE LANDSCAPE

Various Acts of Congress, Legislation, and state and federally funded programs are described below. In these programs, upon which the Network is responsible for administering, two major themes emerge:

- A focus on Prevention and Rapid Re-housing with a movement away from the traditional “Continuum of Care” model.
- A strong emphasis on Collaboration and Partnerships within Communities

AMERICAN RECOVERY AND REINVESTMENT ACT

On February 17, 2009, President Obama signed the American Recovery and Reinvestment Act (ARRA) of 2009, which includes \$1.5 billion for a Homelessness Prevention Fund. Funding for this program is called the Homelessness Prevention and Rapid Re-Housing Program (HPRP).

HOUSING PREVENTION AND RAPID RE-HOUSING

The purpose of the Housing Prevention and Rapid Re-housing (HPRP) is to provide homelessness prevention assistance for households who would otherwise become homeless and rapid re-housing assistance for persons who are homeless. The overall goal of HPRP is for participants to achieve housing stability. Rapid re-housing, also known as Housing First, is a relatively recent innovation in human service programs and social policy regarding treatment of the homeless and is an alternative to a system of emergency shelter/transitional housing progressions. Rather than moving homeless individuals through different "levels" of housing, known as the Continuum of Care, whereby each level moves them closer to "independent housing" (for example: from the streets to a public shelter, and from a public shelter to a transitional housing program, and from there to their own apartment in the community) Housing First moves the homeless individual or household immediately from the streets or homeless shelters into their own apartments.

Housing First approaches are based on the concept that a homeless individual or household's first and primary need is to obtain stable housing, and that other issues that may affect the household can and should be addressed once housing is obtained. In contrast, many other programs operate from a model of "housing readiness" — that is, that an individual or household must address other issues that may have led to the episode of homelessness prior to entering housing.

HPRP IN YAKIMA COUNTY

The HPRP stimulus funding that was provided to Yakima County through the Washington State Department of Commerce was intended to provide both prevention and rapid re-housing to persons who are homeless or at risk of homelessness over a three year period. Yakima County expended all funds within 18 months, which contributed to a 25% reduction in the homeless population in the last year. The Network agreed to continue the HPRP service model with local filling fee revenue and will expand the program further in 2012 with the Washington State Consolidated Grant Program which incorporates the HPRP model.

HUD MCKINNEY-VENTO

The HUD McKinney-Vento Homeless Assistance Act was created in 1987 to address the specific housing and supportive service needs of the country's homeless families and individuals. Communities are awarded funds competitively and require the development of a “Continuum of Care” system in the community where assistance is being sought. A continuum of care system is designed to address the critical problem of homelessness through a coordinated community-based process of identifying needs and building a system to address those needs.

The McKinney-Vento Act originally consisted of fifteen programs providing a range of services to homeless people, including the Continuum of Care Programs: the Supportive Housing Program, the Shelter Plus Care Program, and the Single Room Occupancy Program, as well as the Emergency Shelter Grant Program; most of which are in Title IV of the Act. The HUD McKinney Supportive Housing Program provides support to help homeless persons meet three overall goals:

- Achieve residential stability,
- Increase their skill levels and/or incomes, and
- Obtain greater self-determination (i.e., more influence over decisions that affect their lives).

Eligible activities include providing supportive services, leasing of homeless housing, acquisition, new construction & rehabilitation of homeless housing, and homeless housing operation costs

McKINNEY IN YAKIMA COUNTY

Yakima County submits an annual application to HUD that supports 12 separate ongoing projects. The County directly funds 10 of these projects through sponsor organizations and the remaining two projects are operated by independent non-profit organizations that receive funding directly from HUD. Each of these SHP projects requires local matching funding with the exception of leasing projects.

HEARTH ACT

The HEARTH Act, enacted in 2009, primarily amends Title IV of McKinney-Vento Act by consolidating the separate homeless assistance programs carried out under that title into a single program with specific eligible activities. It also codifies the continuum of care planning process as a required and integral local function necessary to generate the local strategies for ending homelessness. Most importantly, it establishes a federal goal of ensuring that individuals and families who become homeless return to permanent housing within 30 days.

HEARTH IN YAKIMA COUNTY

The HEARTH act will go into effect in 2012. The changes established by this ACT have impacted the Homeless Network organizational structure as well as the type of housing and services Yakima County can support with Federal HUD funds under the local Continuum of Care model. All current HUD McKinney projects will eventually fall under one grant and current and future providers will be able to expand their housing and services to provide both prevention and rapid re-housing support for more than just homeless individuals but also families and youth.

CONSOLIDATED HOMELESS GRANT PROGRAM

The Consolidated Homeless Grant (CHG) combines state homeless resources into a single grant opportunity to county governments (and other designated entities) under the administration of the Washington State Department of Commerce (Commerce). The CHG is designed to support an integrated system of housing assistance to prevent homelessness and quickly re-house households who are unsheltered. This grant provides resources to address the needs of people who are homeless or at-risk of homelessness, as described in Local Homeless Plans. CHG funds support a variety of activities, including: operations of emergency shelter and transitional housing units, rental assistance, data collection and reporting.

The CHG program requires a regional homeless plan developed to ensure that intervention strategies and actions are coordinated, easily understood by clients and homeless providers, and agreed upon by the respective local authorities. Additionally, this program adds a

People walking the streets become invisible to our communities.

- Network Member

requirement for the development of a uniform method of client intake which may be customized for families or single adults, in the form of a common tool at intake that consistently screens for eligibility and need for housing and services.

Finally, this program requires that all Continuums have the following goals present in their 10-Year Plan:

- Reduce the number of homeless persons
- Reduce the amount of time persons are homeless
- Increase the number of people moving to permanent housing after receiving homeless assistance
- Reduce the number of people who recede back into homelessness after obtaining permanent housing

CONSOLIDATED HOMELESS GRANT IN YAKIMA COUNTY

The Yakima County Department of Human Services is the lead grantee for the Consolidated Grant Program (CGP). The County will partner with the Homeless Network of Yakima County to develop strategies that meet both the current needs and future needs of the County's homeless population as identified by the strategies outlined in this Plan. Yakima County will achieve the goals of the CGP and 10 year plan by sub-contracting with local homeless and emergency service providers selected through an open competitive RFP process who will provide services funded by CGP funds and local filing fee revenue that address the 10 year plan objectives.

THE HOUSING AND ESSENTIAL NEEDS GRANT

The Housing and Essential Needs (HEN) Grant is one of three new programs created by Engrossed Senate House Bill 2082 which terminates the Disability Lifeline Program, scheduled to end October 2011. The Disability Lifeline program was formerly known as the General Assistance – Unemployable or GAU program. Housing and Essential Needs Grant funds are limited to providing rental assistance, utility assistance and essential needs for Medical Care Services recipients whose eligibility is determined by the Department of Social and Health Services.

THE HOUSING AND ESSENTIAL NEEDS GRANT IN YAKIMA COUNTY

The Yakima County Department of Human Services is the lead grantee for the Housing and Essential Needs Program. This program will provide rental vouchers and essential needs services for the estimated 663 clients in the county that are eligible under the grant program. The County will work with the Homeless Network to develop additional strategies to maintain housing and services for the DL Clients to move them onto more permanent benefits and housing.

HOME INVESTMENT PARTNERSHIP

HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. Each year it allocates approximately \$2 billion among the States and hundreds of localities nationwide. The program was designed to reinforce several important values and principles of community development:

- HOME's flexibility empowers people and communities to design and implement strategies tailored to their own needs and priorities.
- HOME's emphasis on consolidated planning expands and strengthens partnerships among all levels of government and the private sector in the development of affordable housing.
- HOME's technical assistance activities and set-aside for qualified community-based nonprofit housing groups builds the capacity of these partners.
- HOME's requirement that participating jurisdictions (PJs) match 25 cents of every dollar in program funds mobilizes community resources in support of affordable housing.

HOME IN YAKIMA COUNTY

The following jurisdictions have formed a consortium to provide affordable housing throughout Yakima County in the participating jurisdictions. Additional jurisdictions may join the Consortium in subsequent years, which would increase the Consortium's Federal allocation. Current jurisdictions include the following:

- City of Grandview
- City of Mabton
- City of Sunnyside
- City of Toppenish
- City of Union Gap
- City of Wapato
- Yakima County representing Unincorporated Areas

The Yakima County HOME Consortium has developed the following goals to provide affordable housing activities:

- Goal I: Revitalize Neighborhoods through stabilization and the expansion of homeownership
- Goal II: Expand affordable housing opportunities for lower income Renter households

These goals will be accomplished with the following strategies:

- Strategy 1 - Support local efforts to improve residential neighborhoods.
 - Expected Outcome: 62 lower income homeowner households will have their homes brought up to code, in lead-free condition, and made energy efficient for the purpose of increasing the sustainability of decent housing.
- Strategy 2 -Demolish derelict and substandard housing not suitable for rehabilitation and construct new single-family housing for low- and moderate-income households in existing neighborhoods.
 - Expected Outcomes: 2 lower income households will obtain access to new decent affordable housing.
- Strategy 3 - Expand the supply of decent affordable rental housing through the development of new multi-family housing resources throughout the area.
 - Expected Outcomes: 37 lower income renter households will have access to new affordable housing

LOCAL FILING FEES

2060

The Washington State Legislature passed SHB 2060 into law in 2002. The law requires County Auditors to charge a \$10 surcharge on all recorded documents with the exception of those previously excluded from any fees. The intent of this act is to assist in the development and preservation of affordable low-income housing to address critical local housing needs.

MAJOR OBJECTIVES

The funds are to be allocated to very low-income housing projects or units within housing projects in the county, cities and towns according to an inter-local agreement between the county and the cities and towns within the county, consistent with countywide and local housing needs and policies.

PERMISSIBLE USES UNDER THE LAW

1. Acquisition, construction, or rehabilitation of housing projects or units within housing projects that are affordable to very low-income persons with incomes at or below 50% of the area median income;
2. Supporting building operation and maintenance costs of housing projects or units within housing projects eligible to receive housing trust funds that are affordable to very low-income persons with incomes at or below 50% of the area median income, and require a supplement to rent income to cover ongoing operating expenses.
3. Rental assistance vouchers for housing projects or units within housing projects that are affordable to very low-income persons with incomes at or below 50% of the area median income, to be administered by a local public housing authority or other local organization that has an existing rental assistance voucher program, consistent with the United States HUD Section 8 rental assistance voucher program standards; and
4. Operating costs for emergency shelters and licensed overnight youth shelters.

The funds generated with this surcharge shall not be used for construction of new housing if at any time the vacancy rate for available low-income housing within the county rises above 10% prior to application approval by the Yakima County Board of Commissioners.

2163

The Washington State Legislature passed the Homelessness Housing and Assistance Act (ESSHB 2163) in the spring of 2005, directing local governments to develop ten-year homeless plans “which shall be aimed at eliminating homelessness, with a minimum goal of fifty percent by July 1, 2015.”

MAJOR OBJECTIVES

The Act requires county governments to:

- Develop a ten-year plan to reduce homelessness by 50 percent.
- Conduct an annual point in time count of homeless persons.
- Report progress implementing plans annually to CTED.
- Use the local portion of a \$10 document recording fee (\$10 million per year) to reduce homelessness

PERMISSIBLE USES UNDER THE LAW

1. Rental and furnishing of dwelling units for the use of homeless persons;
2. Costs of developing affordable housing for homeless persons, and services for formerly homeless individuals and families residing in transitional housing or permanent housing and still at risk of homelessness;
3. Operating subsidies for transitional housing or permanent housing serving formerly homeless families or individuals;
4. Services to prevent homelessness, such as emergency eviction prevention programs including temporary rental subsidies to prevent homelessness;
5. Temporary services to assist persons leaving state institutions and other state programs to prevent them from becoming or remaining homeless;
6. Outreach services for homeless individuals and families;
7. Development and management of local homeless plans including homeless census data collection; identification of goals, performance measures, strategies, and costs and evaluation of progress towards established goals;
8. Rental vouchers payable to landlords for persons who are homeless or below thirty percent of the median income or in immediate danger of becoming homeless; and
9. Other activities to reduce and prevent homelessness as identified for funding in the local plan.

OVERVIEW

The following chart provides a side-by side of the various areas of focus as illustrated by the variety of sources described above.

		Themes/ Strategies						Population			
		Increase Leadership, Collaboration, and Civic Engagement	Stable and Affordable Housing	Increase Economic Security	Improve Health and Stability	Emergency Response	Prevention/ diversion/ Re-entry	Chronic homelessness	Homeless Veterans	Homeless Families, youth, and children	At Risk Populations (prevention)
Ten Year Plans	Federal Plan	X	X	X	X	X		X	X	X	X
	State Plan		X	X	X	X	X	X	X	X	X
	County Plan	X	X	X	X	X	X	X	X	X	X
Funders	McKinney				X	X	X	X	X	X	
	HEARTH	X			X	X	X	X	X	X	X
	CGP					X	X	X	X	X	X
	HEN					X	X	X			X
	HOME		X								X
	2060		X								
	2163 ⁴	X	X	X	X	X	X	X	X	X	X

⁴ Should Match County Plan.

LOCAL RESPONSE

This section outlines the changes to the Strategic Directions of the Homeless Network of Yakima County based on the following factors:

- Accomplishments in the last five years
- Current need in the community
- Shifts in the priorities of Federal and State initiatives

One of the major changes from the original 10-Year Plan to this update is the ownership of the current objectives being given to the Network as where progress on the original strategies is the responsibility of the two 10-year plan committees; Affordable Housing Committee and the Services Committee. At the yearly retreat, typically held in June, these committees report on their progress and develop new objectives for the upcoming year. This ensures that this document remains current with the actual work of the Network being reported by the annual Needs Assessments that drive those discussions.

GOAL

ORIGINAL GOAL

The original goal of the 10-Year Plan was the following:

- Reduce the number of homeless persons in Yakima County by 50% by the year 2015.

CHANGES

At this time there will no change in the goal of this plan. While the Federal and State Plan aim to eliminate homelessness in the original 10-year timeframe, it remains the goal of this body to reduce it by 50%. As illustrated in the Needs Section, this goal has been surpassed in many populations; specifically in the unsheltered count of families, individuals, and youth.

STRATEGIES

This section outlines the original strategies of the 10-year plan and modifications to those strategies.

ORIGINAL STRATEGIES

The original strategies of the 10-Year plan were as follows:

1. Develop, enhance and expand affordable housing stock
2. Prevent homelessness from occurring
3. Increase household income
4. Improve access to health services

CHANGES

One additional strategy is added:

- Increase Leadership, Collaboration, and Civic Engagement

The remaining strategies will remain much the same, with some slight shifts in focus. Strategy number 2, Prevent homeless from occurring is slightly modified to include the focus of how we will do that. Strategy 3 will expand from addressing income to include economic security and Strategy 4 will expand from addressing health to include stability.

The final strategies are as follows:

1. Increase Leadership, Collaboration, and Civic Engagement
2. Develop, enhance and expand affordable housing stock
3. Develop an emergency response to prevent homelessness
4. Increase Economic Security
5. Improve Health and Stability

RATIONAL

As stated in the Federal 10-Year plan, strong leadership and investment in the community is vital to the success of the Network efforts. Expanded inclusion of service providers, development of Communication Plans, and engagement of the community is vital. Much of this work has occurred in the last few years, but having it as a strategy will enable the Network to attach outcomes and measurements to this process.

Yakima County implementation of HPRP has implied that addressing prevention and providing an immediate response through rapid re-housing stops many from entering the system in the first place. Many area providers attribute the dramatic decrease in our 2011 Point in Time numbers to this strategy. The biggest decrease our community has shown in 2011 was in couch surfers – his population is usually right on the cusp of entering the homeless system. By closing the “front door” and reducing the number of individuals who become homeless it will increase success it progressing people out the “back door” into affordable quality housing.

Work done over the past five years has shown that with much of the population, income is fixed and efforts to increase it are not necessary successful. 2011 was the first year that the PIT results showed that the number one income source was not **None**, but instead was **Social Security Benefits**. This coupled with the changes in GAU and other entitlement programs indicate that in addition to trying to increase the populations’ income through connections with additional sources, the Network must also assist individuals in meeting their needs with a fixed income.

Through the implementation of HPRP the value of Housing Stability Plans was realized. This in conjunction with data gathered as the result implementing the Arizona Self-Sufficiency Matrix has shown that to impact health, all the domains of the individual’s life need to be addressed.

OBJECTIVES

This section outlines the original objectives to and the modification how those objectives are realized and developed.

ORIGINAL OBJECTIVES

The original objectives of the 10-Year plan were as follows:

1. Reduce the number of Homeless Families
2. Reduce the number of non-chronically homeless individuals
3. Reduce the number of chronically homeless individuals
4. Reduce the number of homeless youth
5. Conduct adequate data collection and planning to efficiently manage limited resources for homelessness

CHANGES

In the past, Objectives were centered on the populations that were the main focus of the plan. Objectives will now be developed by the 10-Year plan committees and will be based on Needs Assessments and current initiatives. Across all objectives the populations served will include individuals who are chronically homeless, Veterans, Families (which includes youth and children) and those at risk of being homeless. The following chart shows the

Strategies and Current Objectives adopted in the 2011 charters of the 10-Year Plan committees. Also included are the goals of the Capacity Building Committees (Resources and Data/Evaluation) which will support the work of the 10-year planning committees.

Strategy	Committee	Objectives
Increase Leadership, Collaboration, and Civic Engagement	Executive Committee	Chairs of all committees sit on the Executive Committee which manages local dollars and addresses leadership, collaboration, and civic engagement
Develop, enhance and expand affordable housing stock	Affordable Housing Committee	<ol style="list-style-type: none"> 1. Advocate and educate consumers and the public through the development of a Communication Plan which will highlight Best Practices and Innovations for addressing gaps in housing as well as changes in the population being served. 2. Targeted engagement of stakeholders and investors of the for-profit industry 3. Development of a Landlord Support Program to provide engagement, incentives, and support 4. Development of a housing locator database
Develop an emergency response to prevent homelessness	Services Committee	<ol style="list-style-type: none"> 1. Standardized Community-wide intake and referral process using 211 and HMIS 2. Standardize the use of the Arizona Self-Sufficiency Matrix in evaluating client need and progress 3. Create standard practices of case management 4. Identify gaps in the current homeless services system and develop strategies and resources to fill those gaps 5. Educate the public and consumers regarding the issues impacting basic needs and homeless services 6. Track legislative actions that impact the Network's services system and advocate 7. Creation of an Emergency Preparedness plan for the unsheltered population
Increase Economic Security		
Improve Health and Stability		
Capacity Building	Data/Evaluation Committee	<ol style="list-style-type: none"> 1. Make recommendations to the Homeless Network of Yakima County regarding HMIS management. 2. Regularly evaluate the effectiveness, inclusiveness, and level of collaboration of service providers, as well as evaluating the reliability of data collected describing the community. 3. Support outreach efforts to bring all homeless providers to the Homeless Network of Yakima County and advocate the usage of the various data collection systems. 4. Recommend Policies and Procedures for data evaluation to assist long range community planning. 5. Seek to standardize the technology network used by providers in Yakima County to collect data. 6. Evaluate issues related to HIPAA confidentiality and the Code of Federal Regulations Title 42 - Public Health.
	Resource Committee	<p>The purpose of the Resource Committee is to identify the means to make the vision of the Homeless Network a reality. Priorities of the Resource Committee are determined by the current 10 Year Plan to End Homelessness.</p> <p>The Resource Committee supports the Continuum of Services needed to end homelessness, beginning with Homeless Prevention, supporting individuals and families toward Self Sufficiency.</p>

RATIONAL

Shifting the ownership of developing new objectives based on current need and new initiatives has provided more ownership to the Network as a whole and also assures that we are working in conjunction with Federal and State agencies to increase the impact of the programs that are developed. Rather than developing objectives during a one day retreat, the committees work all year to address current plans and then to create annual ones based on progress and new information learned. This provides monthly accountability and progress.

CONTACT INFORMATION

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ATTACHMENTS

The current Need Assessments and/or plans for each committee will be added each year. This provides stability in the plan while ensuring the most current information is being published.

ATTACHMENT A – HOUSING NEEDS ASSESSMENT

YAKIMA COUNTY HOUSING NEEDS ASSESSMENT



**Prepared by the Homeless Network of Yakima County –
Affordable Housing Committee**

2011

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EXECUTIVE SUMMARY

This report presents the findings of a detailed study to assess the barriers of affordable housing. This is a major effort to develop a coordinated approach to the issue. The Homeless Network of Yakima County Affordable Housing Committee – which is comprised of multiple service providers, mental health housing organizations, and members of the community who are associated with the development, management, and access to affordable housing in the County – will assist in determining gaps in the housing continuum of care and make recommendations to the Executive Committee on how to best close those gaps in relation to the *Ten-Year Plan to End Homelessness in Yakima County*.

The *Yakima County Housing Needs Assessment* is intended to assist community planners in determining the need for affordable housing within County Boundaries.

KEY FINDINGS

This report shows that Yakima County residents have diverse housing needs based on household size, income, householder age, and many other factors. The following are summary of the report's key findings.

Population and Poverty: Yakima County is growing, but at a slower rate than the state or nation. Between 1990 and 2000 the County's population grew by 33,758 residents which was an increase of 18%. However growth in the County between 2000 and 2009 dropped to 7%. While overall growth has slowed, large (5+) families increased by 38%. 2010 also marked the first year of retirement for "Baby Boomers". Between 2015 and 2030 the population 65 and over is projected to increase significantly from 11% to 14% requiring additional senior housing.

Yakima County's median household income decreased 8.8% in 2009 while the State's increased by almost 2%. Yakima County has more than twice the rate of families living below the poverty level than the state. Almost two-thirds of single women with children under 5 are living in poverty. Additionally, 1 in 4 children of all families are living in poverty – the highest rate in the state.

Housing Stock: The current housing stock does not meet the needs of low-income and minority populations. Many minority families have larger than average family sizes and need larger homes or apartments to prevent overcrowding. Yakima County housing stock is also older than the state as a whole with 50% of all housing units constructed before 1970 and 21% built between 1970 and 1979. In 2009, only 9% of the housing stock was built after 2000 as compared with the state's 15%. Since 2007 there has been a sharp decline in new residence construction in both the County and the State.

Single family homes are the predominant housing type with 64.8% being 1-unit detached. Sixty-Five percent of housing units are owner-occupied; slightly higher than the state. A higher percentage of individuals own homes than in the state, in Yakima County, fewer families own homes.

There is also shortage of Permanent Supportive housing and affordable housing so individuals and families in transitional housing have nowhere to transition to which results in fewer openings in transitional housing for those in Emergency Shelter to move into which ultimately results in fewer vacancies in Emergency Shelter.

In 2008, approximately ¼ of all occupied units in Yakima County had the potential for lead-based problems due to unit age; an estimate 19,523 units in total with the majority being owner-occupied housing.

Housing Affordability: Homeowners in Yakima County fair significantly better than those in the state in both affordability and housing costs. However, a minimum wage worker must work 67 hours a week to afford a 2 bedroom home or else earn \$14.42 an hour. A wage earner in a family of five, which is our largest growing

population, would need to work 91 hours a week at minimum wage or earn \$19.44 an hour to afford a 4 bedroom home. Homeownership in Yakima County has continued to become more affordable than in the state as a whole.

Rental Housing: In Yakima County, 52% of renters spent 30% or more of household income on housing. The vacancy rate in Yakima County in the Spring of 2010 was 3.2% - almost half that of the state. Larger units have an even lower vacancy rate at 2.4% making locating affordable housing one of the main barriers to attaining it.

Homeownership: In 2010, Yakima County home sales were down 30% as compared to 20% for the state. The median home price is \$153,200, a 6% decrease from 2009. Home prices for 3 bedroom units have decreased as smaller and larger homes have shown an increase in median price.

Special populations: There is a lack of affordable and accessible permanent supportive housing choices for persons with disabilities, including chronic homeless persons; persons with developmental disabilities, mental illness and chronic substance abuse; and among persons in need of adult care.

Rental housing vacancy rates are extremely low making it difficult for persons with limited income, poor credit history, large families, disabilities requiring accommodation, no citizen documentation and or unverified income sources to compete for limited standard rental housing meeting the needs of prospective renters.

These characteristics are more frequent among minorities, large families and disabled persons. Disadvantaged populations often do not have the necessary English language skills, financial literacy, and/or credit management skills to obtain and maintain affordable housing.

INTRODUCTION

The Yakima County Housing Needs Assessment is intended to assist community planners in determining the need for affordable housing within County Boundaries. The Housing Needs Assessment focuses on the need for:

- Housing for Renters
- Housing for Homeownership
- Housing for Seniors
- Special Needs Housing

AFFORDABLE HOUSING COMMITTEE

The Homeless Network of Yakima County is taking action in 2010-11 to assess the barriers of affordable housing. This is a major effort to develop a coordinated approach to the issue. The Homeless Network of Yakima County Affordable Housing Committee – which is comprised of multiple service providers, mental health housing organizations, and members of the community who are associated with the development, management, and access to affordable housing in the County – will assist in determining gaps in the housing continuum of care and make recommendations to the Executive Committee on how to best close those gaps in relation to the *Ten-Year Plan to End Homelessness in Yakima County*. To best make these recommendations, the committee will do the following:

- Complete a Housing Needs Assessment
- Compile, analyze, and disseminate “best practices” and innovations regarding affordable housing
- Identify potential partners to assist in addressing those gaps in the housing continuum of care including providers, municipalities, and members of the community
- Advocate and educate consumers and the public to address issues surrounding affordable housing

The successful development of the Yakima County Housing Needs Assessment represents a major effort involving several key organizations and individuals. The dedication of the following has provided the opportunity for the County to conduct long-range planning that will lead to the expansion of affordable housing opportunities for all residents of the County:

COMMITTEE MEMBERS

- | | |
|--|---|
| • Amy Erickson – Rod’s House | • Erin Black – YWCA |
| • Beth Dannhardt – Triumph Treatment Services | • Kathy Tierney – Northwest Justice Project |
| • Bill Cook – OIC of Washington | • Kelly Nielsen - Yakima Housing Authority |
| • Bob Hayes – Washington State Department of Corrections | • Lee Murdock – Yakima County Department of Human Services |
| • Bob Ponti – OIC of Washington | • Lowel Krueger - Yakima Housing Authority |
| • Bruce Tabb – Yakima Valley Community Land Trust | • Lynn Biggs – Casey Family Program |
| • Candice Walla Walla – Veterans Administration | • Rosalinda Mendoza - Washington Farmworker Housing Trust |
| • Dave Hanson – Sunrise Outreach | • Ryan Enright – Landmark Management |
| • David Brown – Yakima County Veterans Program | • Steve Lutin - Habitat for Humanity |
| • David Gilbreath – Consumer Credit Counseling of Yakima | • Susan Wilson – Office of Rural and Farmworker Housing |
| • Diane McClaskey – Next Step Housing | • Tim Sullivan – Yakima County Department of Human Services |
| | • Tracy DeOchoa – Casey Family Programs |

BOARD OF YAKIMA COUNTY COMMISSIONERS

The Homeless Network of Yakima County serves as an advisory board to the Board of Yakima County Commissioners:

- Michael D. Leita, Chairman
- Kevin J. Bouchey, Commissioner
- J. Rand Elliott, Commissioner

HOUSING TYPES

This section defines the various types housing available in Yakima County. This is meant as a guide to various housing designations for a general education about the most common programs. The definitions were taken from various sources including the United States Department of Housing and Urban Development (HUD) and the Washington State Department of Commerce (Commerce).

SHELTERS

TEMPORARY SHELTER

A term used to describe tents, cardboard shacks, and other jury-rigged shelters.

EMERGENCY SHELTER

This may be of many types:

- A clean, warm place to get out of the rain or weather. There are no mats and sometimes no blankets. Toilets provided, but no food. No storage facilities.
- A mat on the floor with blankets. Warm, clean, dry, with toilet facilities. Snacks may be provided. Meals and/or storage facilities are seldom provided.
- Beds, storage and meals

Emergency shelters may be staffed, volunteer-run, self-managed, or mixed-model. Different types of shelter are appropriate for different people.

SEVERE WEATHER SHELTER

This is a shelter that is open during the winter months, and accepts anyone – drunk or sober, referred or knocking at the door. This shelter is open only on nights when the weather is dangerous to the survival of people sleeping outdoors.

DOMESTIC VIOLENCE SHELTER

This is a place established to provide temporary food and shelter, counseling, and related services to victims of violent situations, such as rape, and domestic violence.

RESPIRE

This provides beds for people who need bed rest but are not sick or injured enough to be in the hospital. Some are only day respite shelters; at night, the individual goes back to a regular night-time shelter. Some are 24-hour shelters. Most have a time limit, because there is more need than there is shelter.

DAY SHELTER/WARMING CENTER

This is a warm, clean, dry place with toilet facilities that is open during the day when night shelters are closed. There are usually limited sleeping or respite facilities. Phones, food, showers, and laundry are often provided. At some centers, nurses or other services are available, and there are optional activities like games and study groups, AA meetings and other support groups. Some centers have temporary storage.

HOUSING CHOICE (SECTION 8) VOUCHERS

The Housing Choice (Section 8) voucher program is funded by the federal government through the HUD. With a Section 8 voucher, you can live anywhere in the service area of the provider. If you move, you can take the voucher with you and, after the first year, you can use it anywhere in the country.

There are variations to Section 8 vouchers which are described below.

CONVERSION VOUCHERS

This type of housing voucher is targeted to assist Public Housing Authorities and/or Private Landlords address the relocation needs of individuals affected by the demolition, conversion, or disposition of public housing units. The Public Housing Authority (PHA) is responsible for contacting families who are residing in these units and are eligible for conversion vouchers.

VOUCHERS FOR PEOPLE WITH DISABILITIES

There are four types of housing vouchers specifically targeted to help people with disabilities.

- **Mainstream Vouchers** These are directed toward both elderly and non-elderly persons with disabilities.
- **Designated Housing Vouchers** These vouchers target non-elderly families who are eligible for public housing although that housing is restricted to elderly families, and can demonstrate a need for resources suited to disabled living.
- **Non-Elderly Disabled Vouchers** This applies for non-elderly disabled families served by public housing agencies with demonstrated experience and resources for supportive services.
- **Certain Development Vouchers** This applies to non-elderly families that include a disabled person and who do not receive housing assistance currently in housing developments where a preference is for elderly families.

FAMILY UNIFICATION PROGRAM

This type of housing grant is available to families whose ability to stay together with their children or possibility of reunification with their children is negatively impacted by a lack of safe, adequate housing. These vouchers aid families in leasing or purchasing safe, sanitary housing that is considered affordable in the private housing market. Families can access this type of housing grant by contacting their local PHA (Public Housing Authority).

FAMILY SELF-SUFFICIENCY (FSS) PROGRAM

The Family Self-Sufficiency program is open to all households that have a Section 8 voucher. The housing authority enters into a five-year contract with a participating family, and the participant establishes goals and describes the various work-related activities which the participant agrees to do. As the participant's income and rent share increase, an escrow account is established by the housing authority to set aside funds for the participant at the end of the program. Upon successful completion of the program, the participant can use these funds for any purpose, such as homeownership, starting a business, paying off loans, or going back to school. The participant is also able to use the money in the escrow account during the five-year contract term as long as it is for work-related purposes, such as paying car insurance, buying a uniform, or enrolling in a job-related course.

WELFARE TO WORK VOUCHERS

This type of housing voucher is designed to address the reality that moving from welfare to employment does not necessarily adequately address the continued problem of accessing affordable housing. This program made available 50,000 additional Section 8 vouchers to address the need for housing in order to retain or obtain employment.

HOMEOWNERSHIP VOUCHERS

Those interested in purchasing their first home but cannot meet mortgage requirements can get help through this housing program. Not all Public Housing Authorities participate in this program, and in order to apply, you must contact your local PHA. Those families who qualify as an 'elderly household' or disabled families have no time limit for the duration they can participate in this program. Other families have a maximum term of 15 years. Eligibility requirements include income limits and other factors.

PROJECT BASED VOUCHERS

These vouchers enable a Public Housing Authority (PHA) to use up to 20% of its voucher assistance to those housing units slated to be reconstructed or rehabilitated. Units subsidized require at least \$1000 worth of upgrades. Eligible families have already applied for housing choice vouchers and are on waiting lists, and can apply for this assistance to rent upgraded housing in a desired Public Housing Development.

TENANT BASED VOUCHERS

This type of housing grant is designed to increase choice of housing for very low-income families so that they can access safe, affordable privately owned rental housing. Very-low income families are those with family incomes below 50% of the area's median income, or for specific cases, families with incomes under 80% of an area's median income. Individuals must apply through their local Public Housing Agency.

VETERANS AFFAIRS SUPPORTED HOUSING (VASH) PROGRAM

This is a pilot program established by HUD and the Department of Veterans Affairs (VA). The program is targeted to homeless disabled veterans who are Section 8 eligible and who have had severe psychiatric and/or substance abuse disorders. Participants must agree, as a condition for the subsidy, to participate in ongoing treatment. Case management and clinical services are provided by VASH.

HOUSING OPTIONS PROGRAMS (HOP)

The program combines Section 8 vouchers with support services. HOP subsidies are allocated by disability with appropriate services provided to each disability group. Clients must be disabled persons who are homeless or living in transitional housing.

GRANDFAMILIES PROGRAM

Some Housing Authorities have set aside some of their Section 8 funds for low-income elderly or near elderly households (where the head of household is 50 years of age or older) that have custodial responsibility for raising young children.

DESIGNATED VOUCHERS

In some instances, federal law permits housing authorities and owners of certain project-based Section 8 multifamily housing to restrict the number of non-elderly disabled households that can occupy elderly/disabled public or assisted housing. When HUD has permitted this, it usually also authorizes an additional set-aside of Section 8 vouchers for regional nonprofit housing agencies or for the housing authority designated for non-elderly disabled households whose housing opportunities are limited due to the restrictions. You need to inquire at your regional nonprofit housing agency or local housing authority whether it has such vouchers.

ADDITIONAL VOUCHERS

WASHINGTON STATE DEPARTMENT OF CORRECTIONS HOUSING VOUCHERS

Washington State Department of Corrections (DOC) may provide rental vouchers to an inmate incarcerated in a Washington State Correctional Facility for a period of up to three months if the rental assistance will enable the inmate to have an approved release plan. A rental voucher must be provided in conjunction with other transitional support programming or services such as substance abuse treatment, mental health treatment, sex offender treatment, educational programming, or employment programming.

TRANSITIONAL HOUSING

Shelter with more amenities designed as a transition between emergency shelter and housing. Amenities usually include a room of your own, a common kitchen and laundry facilities. Transitional housing usually have a set time limit for residency and program steps that must be completed, intended to prepare a resident for housing and self-sufficiency.

CLEAN AND SOBER HOUSING

Residents receive 24-hour support from peers in recovery and on-site resident managers. Residents can learn alcohol and drug-free living skills that one may have lost to addiction or never developed previously.

Staff can sometimes be assigned to each house to provide guidance and oversight at weekly house meetings. Most houses also require random drug testing.

PROJECT BASED VOUCHERS

See the section on Section 8 Vouchers.

PERMANENT HOUSING

This does not mean you have housing for life, but rather means normal housing: a home of your own that is not time limited.

PERMANENT SUPPORTIVE HOUSING

Permanent Support Housing offers a place to live for individuals and families with special needs-including physical and mental disabilities. Supportive housing provides on-site services – such as healthcare, job training, and counseling – to help people live independently in their own apartments. Supportive housing is the favored model for housing individuals who are homeless.

SRO

Single Room Occupancy is a one-room apartment (bathroom separate), usually small.

LOW-INCOME HOUSING

Low-income housing is housing that anyone who has 20% or less of the median income can pay for at no more than 30% of their monthly income. It is the type of permanent housing that most people move into out of homelessness.

AFFORDABLE HOUSING

Affordable Housing is housing that costs no more than 30% of an individual's income. Housing costs include utilities.

PUBLIC OR SUBSIDIZED HOUSING

This is housing where a government or private agency pays a portion of the rent to bring the monthly cost to a level within the income of those intended to occupy the housing. Like regular market-rate housing, virtually all of the affordable housing that is developed today is privately built and owned – either by non-profit organizations or private businesses and corporations. These organizations use a combination of public subsidies and private loans to construct new homes and apartments that are affordable to very low-, low- and moderate-income families. In part because modern affordable housing contains a significant amount of public financing that comes with investor and lender oversight including affordability covenants that require its use as affordable housing for a long period of time, up to 40 years, developments are professionally managed to ensure that the new housing retains its value and remains attractive and affordable.

MARKET RATE HOUSING

This is full-price, unsubsidized housing.

FARMWORKER HOUSING

Farmworker housing is housing that targets individuals working in agriculture. Farmworker housing often includes larger units that are flexible for families or groups of unaccompanied individuals. These units are either offered as year-round or seasonal-occupancy rentals.

MIXED INCOME HOUSING

This is an apartment building or housing development that has some units affordable to each income level. Developers generally build mixed-income housing because they have received some kind of public subsidy. Less often state or local laws require developers to reserve a few new homes and apartments for low- and moderate-income households. Local inclusionary zoning/housing programs are commonly introduced for this purpose. Mixed-income developments help create affordable places to live in desirable areas where new affordable housing developments would not otherwise be economically feasible.

COMMUNITY LAND TRUST

The Community Land Trust (CLT) model of affordable housing was created over thirty years ago by the Institute for Community Economics in response to the rising costs of housing, limited space for new construction, growing number of abandoned buildings and an aging housing stock in eastern U.S. cities. The CLT model was born out of a search for a creative and innovative way to address the housing problem at the time. Since that time, unfortunately, the same housing problems that plagued

the eastern cities have spread across the country. In response, the CLT movement has spread as well, and there are now approximately 200 communities across the U.S. that currently operate or are forming CLTs.

A community land trust is a non-profit organization which acquires and holds land for the benefit of the community. It provides secure affordable access to land and housing for community residents. In particular, CLTs attempt to meet the needs of residents least served by the prevailing market. CLTs avoid speculation and absentee ownership of land and housing, promote ecologically sound land-use practices, and preserve the long-term affordability of housing in perpetuity. CLTs are designed to balance the interests of individuals and the interests of the community at large. Individuals want security, equity and a lasting legacy for the heirs. The community at large benefits from the stability brought about by owner occupied homes.

TENANT BASED VOUCHERS

See the section on Section 8 Vouchers.

SENIOR HOUSING

Because of the large number of low- and moderate-income seniors with fixed incomes, there are various public subsidy programs designated specifically for the construction of new apartments for the elderly. With a growing population of people age 65 and older, there is an increasing need for the development of new senior housing.

DATA

This section of the Needs Assessment looks at data that is available from various sources to measure the following:

- Population and demographic trends
- Housing Stock
- Housing Affordability
- Public Housing
- Rental Housing
- Homeownership
- Senior Housing
- Special Needs Housing

POPULATION AND DEMOGRAPHIC DATA

Between the 1990 and 2000 Census, the population within the County grew by 18%, less than the Washington State growth rate of 21%. Between 2000 and 2009, the County population increased 7%, again less than both the state and the nation.

Table 1 - Population Change 1990, 2000, and 2009

Location	Year		Change 1990- 2000	Year	Change 2000- 2009
	1990 ⁵	2000 ⁶		2009 ⁷	
Total Yakima County	188,823	222,581	18%	238,400	7%
Washington State	4,866,692	5,894,121	21%	6,668,200	13%
United States	248,709,873	281,421,906	13%	307,006,550	9%

Yakima County is projected to grow by 25% between 2010 and 2030, about the same rate as Washington State as a whole.

⁵ US Census 1990

⁶ US Census 2000

⁷ Washington State Office of Financial Management; Forecasting Division, *April 1 Population of Cities, Towns, and Counties*, 2009

Table 2 - Projected Population Change, Yakima County 2000-2030⁸

Period	Change	Births	Deaths	Migration
2000-05	6,719	21,632	8,468	-6,445
2005-10	12,146	22,434	8,603	-1,685
2010-15	16,421	22,988	8,910	2,343
2015-20	15,125	24,046	9,209	288
2020-25	14,476	25,242	9,659	-1,107
2025-30	12,894	26,387	10,321	-3,172

Through 2015, the age of Yakima County's population is projected to remain relatively unchanged. However, between 2015 and 2030 the population 65 and over is projected to increase significantly from 11% to 14%. The population aged 85 and older is projected to remain steady at 2%.⁹

Like the rest of the US population, Yakima County's population is beginning to see growing numbers in its older population, as people born during the Baby Boom near retirement age. Between 2000 and 2009, the population aged 45 and over grew from 31% to 35% of the total population. As this generation nears retirement, there will be a growing need for more housing for seniors and assisted or supportive living units, as well as smaller housing units. By law, this population is eligible to live in legally "age-restricted" communities.

Table 3 - Projected Age of Population, Yakima County 2000-2030¹⁰

Age	2000	2005	2010	2015	2020	2025	2030
Birth to 19	35%	34%	34%	34%	34%	33%	33%
20 to 44	34%	34%	33%	34%	34%	33%	33%
45 to 64	20%	21%	22%	21%	20%	20%	21%
65 and older	11%	11%	11%	11%	12%	13%	14%
Total Population	222,581	229,300	241,446	257,867	272,992	287,468	300,362

Currently the population of the County is relatively young with one-third of the population is under 19 years old. The median age in the County is 31.2 as compared to 35.3 for the State as a whole.

⁸ Washington State Office of Financial Management, Forecasting Division; *Washington State Growth Management Population Projections for Counties: 2000 to 2030, Medium Projections*, 2007.

⁹ Washington State Office of Financial Management, Forecasting Division; *Yakima County Population Projection: Medium Series*, 2007.

¹⁰ Ibid.

Table 4 - Age of Population, Yakima County 2009¹¹

Age	Location	
	Yakima County	State
Birth to 19	33%	27%
20 to 44	32%	35%
45 to 64	23%	27%
65 and older	12%	12%
Median Age	31.2	35.3

In Yakima 70.1% of residents obtained a high school diploma or higher level of education as compared to 89.7% for the State.

Table 5 - Educational Attainment 2009¹²

Educational Level	Yakima County	WA State
Less than 9th grade	16.40%	3.90%
9-12 Grade – no Diploma	13.50%	6.40%
High School Diploma or Equivalency	27.40%	24.00%
Some College	21.20%	25.40%
Associate Degree	6.90%	9.30%
Bachelor's Degree	8.70%	19.90%
Graduate or Professional Degree	6.00%	11.10%

In Yakima County, the unemployment rate (12.4) was nearly double that of the state (6.3) in 1991. After that time, however, Yakima County's rate slowly declined to (8.5) – a level slightly below that of the state in 2009 (8.9).

¹¹ Washington State Office of Financial Management; *Intercensal and Postcensal Estimates of April 1 County Population by Age and Sex: 1990-2009*, September 2009.

¹² American Community Survey, One Year Estimates, 2009

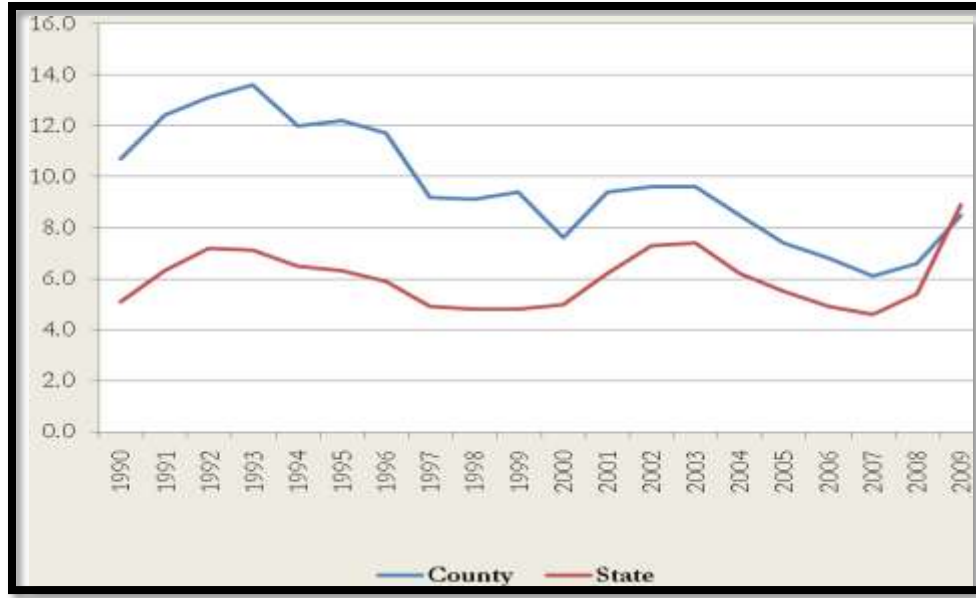


Figure 1 - Unemployment Rate 1990-2009¹³

The unemployment rate in the first quarter of 2010 rose rapidly from the same time in 2009: the March 2010 unemployment rate for Yakima County was 10.6, compared to 9.5 in 2009. The rate for the state was 9.9 and 9.2 respectively.¹⁴

Table 6 - Biennial Unemployment Rate 1991-2009¹⁵

	1991	1993	1995	1997	1999	2001	2003	2005	2007	2009
Yakima County	12.4	13.6	12.2	9.2	9.4	9.4	9.6	7.4	6.1	8.5
Washington	6.3	7.1	6.3	4.9	4.8	6.2	7.4	5.5	4.6	8.9

Between 2000 and 2008, Yakima County's median household income rose 30%, compared to 24% in the U.S. and 21% in the state. However, during 2008 and 2009 median household and family income decreased in Yakima County while increasing in the state.

¹³ *Not Seasonally Adjusted. Source: United States Bureau of Labor Statistics; *Local Area Unemployment Statistics Searchable Database*, 1990-2009.

¹⁴ Washington State Employment Security Department, *Washington Labor Market Quarterly Review*, March 2009.

¹⁵ *Not Seasonally Adjusted. United States Bureau of Labor Statistics; *Local Area Unemployment Statistics Searchable Database*, 1990-2009.

Table 7 - Income 2008 and 2009 Comparison

Income Measure	Yakima County			Washington		
	2008 ¹⁶	2009 ¹⁷	Change	2008	2009	Change
Median household income	\$45,242	\$41,249	8.826% decrease	\$55,591	\$56,548	1.722 % increase
Per capita income	\$18,995	\$18,150	4.449 % decrease	\$29,027	\$28,847	0.62 % decrease
Median family income	\$48,879	\$46,979	3.887 % decrease	\$66,642	\$68,360	2.578 % increase

In Yakima County, 16.6 % of families have an income that is below the federal poverty level – more than twice that of the state in 2009. Almost two-thirds of single women with children under 5 years old are living in poverty in Yakima County. One out of 4 children of all families are living in poverty in Yakima County – almost twice that of the state.

Table 8 - Percentage of people whose income in the past 12 months is below the poverty level¹⁸

Population Type	Yakima County	Washington
Families*	16.6%	8.1%
Families with children < 18 years	25.5%	13.0%
Families with children <5 years	31.4%	14.0%
Families with female householder, no husband present	40.3%	26.6%
Female householder no husband present, with children < 18 years	49.0%	34.1%
Female householder no husband present, with children < 5 years	62.0%	41.0%
All People	22.2%	12.3%
Related children under 18 years	32.6%	15.8%
Related children under 5 years	38.1%	18.1%
65 and over	12.2%	7.7%

Medical facilities, school systems and local government are among the top employers in the county. In addition, the area depends on the agricultural sector for much of its employment. Opened in 2003,

¹⁶ American Community Survey, One Year Estimates, 2008

¹⁷ American Community Survey, One Year Estimates, 2009

¹⁸ Ibid.

the Wal-Mart Distribution Center in Grandview created a significant number of new jobs in the county.

Table 9 -Major Employers, Yakima County 2009¹⁹

Top Private Employers	# of Employees
Yakima Valley Memorial Hospital	2,200
Wal-Mart	1,500
Yakima Valley Farm Workers Clinic	1,181
Yakima Regional Cardiac & Medical Center	942
AB Foods	850
Yakama Nation Legends Casino	634
Tree Top	540
Rainier/Zirkle Fruit	500
Shields Bag & Printing	476
Central WA Comprehensive Mental Health	340
Ace Hardware Distribution Center	325
E.P.I.C.	310
Sno-kist Growers	302
Matson Fruit	300
GE Aviation Systems	297
Jack Frost Fruit	288
Del-Monte Foods	282
Yakama Forest Products	270
Monson Fruit	270
Safeway Stores	262
Top Public Employers	# of Employees

¹⁹ Yakima Valley Development Association; *Top Employers*, 2009.

Yakima School District, No. 7	1,731
Yakima County	1,224
Division of Social & Health Services (DSHS)	961
City of Yakima	753
Sunnyside School District	670
Yakima Army Training Center	550
West Valley School District	490
Yakima Valley Community College	467
Toppenish School District	366
WA State Department of Transportation	361
Selah School District	344
Grandview School District	341
East Valley School District	286

In the Yakima County area, between 1990 and 2000, the number of non-family households decreased by 6%. At the same time, large (5+) families increased by 38%. The average household size is an average of 2.96 per household.

Table 10 - Change in Household types 1990-2000²⁰

Type of Household	Yakima County	
	2000	% Change
Family households: ²¹	54,584	13%
Small (2-4)	41,674	8%
Large (5+)	12,910	38%
Single:	15,901	6%
Single Elderly	7,117	1%
Nonfamily households:	19,409	-6%
Small (2-4)	3,388	21%
Large (5+)	120	3%
Total Households	73,993	12%
Average household size	2.96	

Sixty-Four percent of Yakima County householders owned their homes in 2000, compared with 65% in the state as a whole. More individuals owned homes, but 5% fewer families owned their own home.

Table 11 - Tenure by Type of Household 2000²²

Location	Total Units	Householders who:		Single Individuals who:		Elderly (65+) Singles who:		Non-Family Households who:		Family Households who:	
		Own	Rent	Own	Rent	Own	Rent	Own	Rent	Own	Rent
Total Yakima County	73,993	64%	36%	54%	46%	63%	37%	52%	48%	69%	31%
Washington State	2,271,398	65%	35%	49%	51%	63%	37%	47%	53%	74%	26%
United States	105,480,101	66%	34%	52%	48%	66%	34%	50%	50%	74%	26%

²⁰ US Census, 2000

²¹ A family household is a household maintained by a householder who is in a family, defined as a group of two people or more related by birth, marriage, or adoption and residing together, and includes any unrelated people who may be residing there.

²² US Census, 2000

HOUSING STOCK

In 2009, Yakima County had a total of 84,600 housing units, 5% of which were vacant. Of the total housing units, there were significantly more Mobile Homes in Yakima County than in the state.

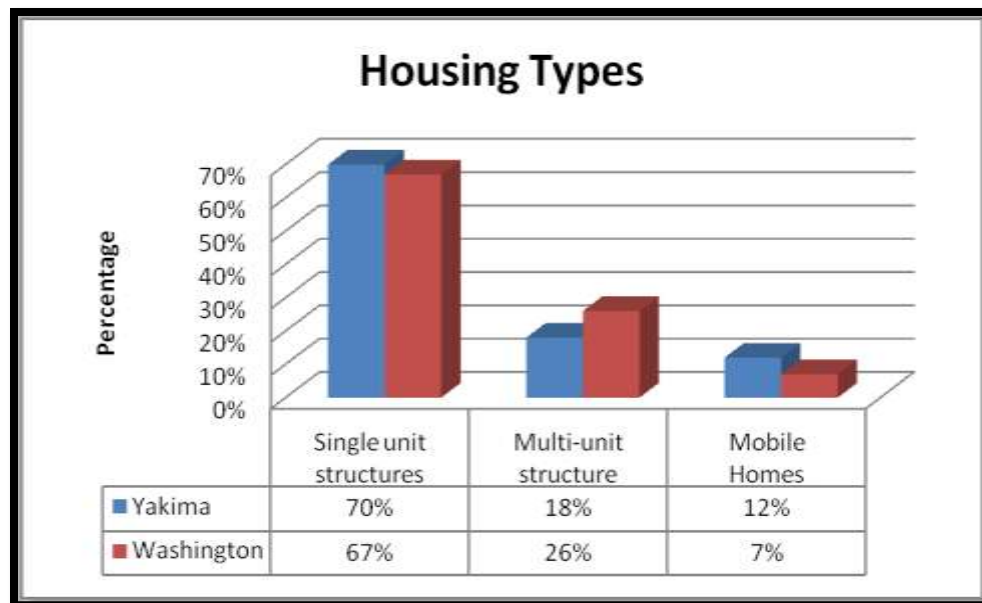


Figure 2 - Housing Types²³

After 2003, the housing market in Yakima County went through a period of considerable activity in single-family production and a slow decline in multi-family production. This pattern has been consciously encouraged by significantly increased government incentives for homeownership and a limited level of government assistance for new multi-family housing.

Table 12 - Building Permits, Yakima County 2000-2008²⁴

	2000	2001	2002	2003	2004	2005	2006	2007	2008
Total Units	484	454	534	606	939	780	692	1,224	760
Units in Single-Family Structures	333	303	366	494	759	739	653	1,093	617
Units in All Multi-Family Structures	151	151	168	112	180	41	39	131	143
Units in 2-unit Multi-Family Structures	48	60	88	72	100	14	4	22	6
Units in 3- and 4-unit Multi-Family Structures	66	63	51	40	3	0	9	38	0
Units in 5+ Unit Multi-Family Structures	37	28	29	0	77	27	26	71	137

²³ American Community Survey, One year Estimates 2009

²⁴ United States Department of Housing and Urban Development; State of the Cities Data System, 2010

The following Figure shows the unit breakout for all structure types. Yakima County has slightly more single unit structures than the state percentages and a higher rate of residents who live in mobile homes.

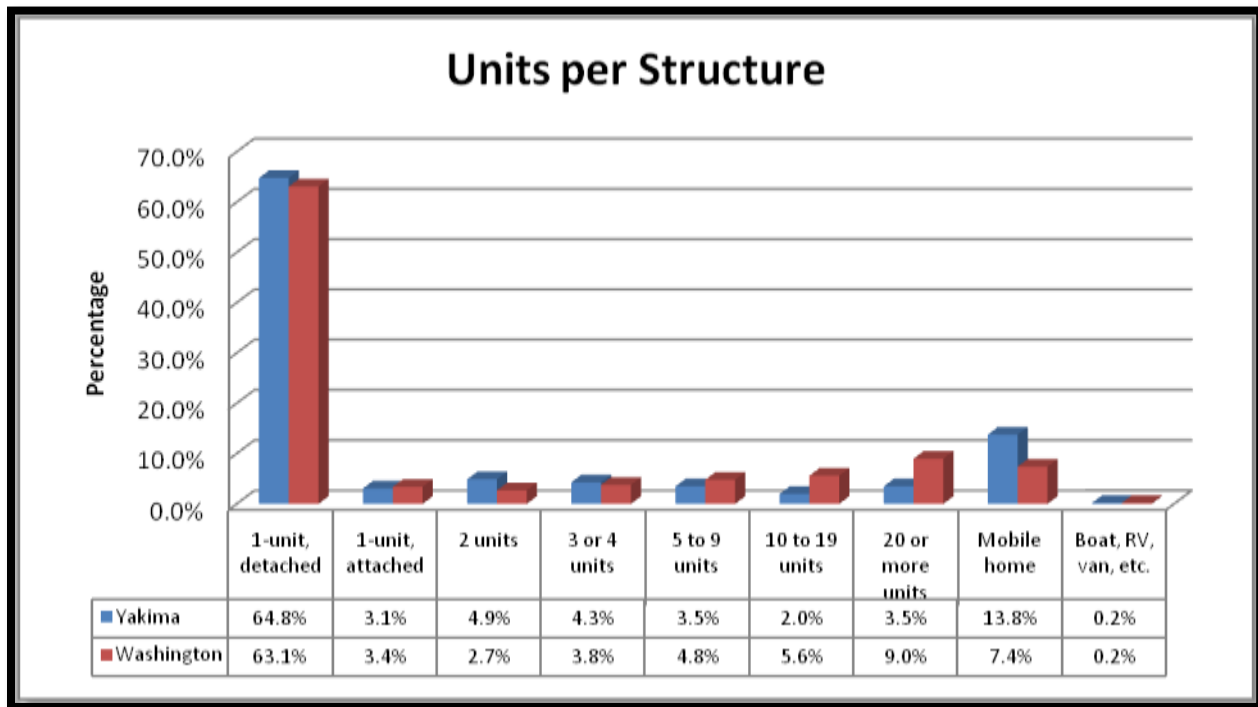


Figure 3 - Units per Structure²⁵

In 2009, Yakima County had slightly more owner occupied units than the state average with 65% owner occupied and 35% or ~28,000 rental units.

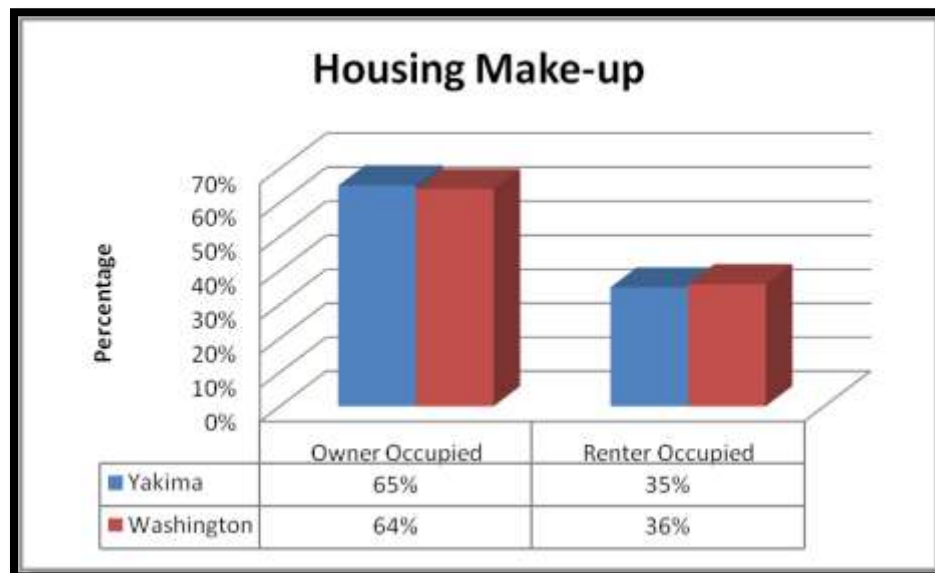


Figure 4 - Housing Make-up²⁶

²⁵ American Community Survey, One year Estimates 2009

Yakima County was a little better than the state with only half as many residents not having telephone service. In both the state and the county, 6% do not have access to a vehicle for private use.

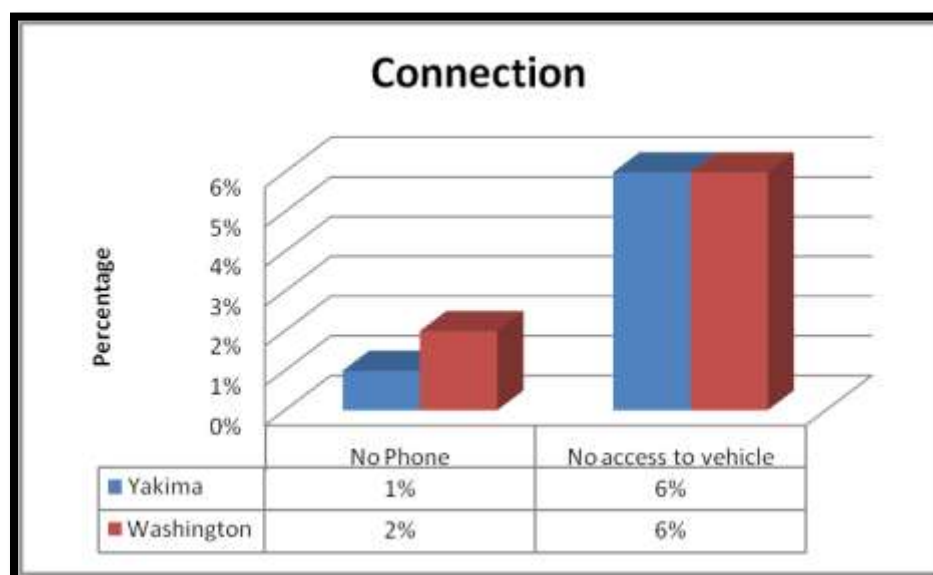


Figure 5 - Connection²⁷

A major factor in determining housing condition is the age of the housing stock. The 2000 Decennial Census found the Yakima County housing stock to be older than the state as a whole. Approximately 50% of housing units in the County area were built before 1970, compared with 42% in the state as a whole. Nearly one-quarter (21.6%) of all housing in the County was built between 1970 and 1979. Common problems found in older units include asbestos siding and wraps on older furnaces, unreliable knob and tube wiring, lead-based paint on walls, woodwork and saturated plaster, lead-based solders on utilities pipes, and occasionally wood and timber treatments with toxic components.

Table 13 - Age of Housing Units 2000

Location	1999 to March 2000	1995 to 1998	1990 to 1994	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlie r
Yakima County	1.7%	7.3%	7.2%	11.8%	21.6%	13.0%	14.1%	10.5%	12.8%
Washington State	2.6%	9.1%	10.0%	16.2%	20.2%	12.5%	10.1%	6.9%	12.5%
United States	2.4%	7.3%	7.3%	15.8%	18.5%	13.7%	12.7%	7.3%	15.0%

In 2009, almost 9% of the County's 2008 housing stock was built after 2000, compared with the state's 15%, suggesting the disparity in age of units continues to widen.

²⁶ Ibid.

²⁷ Ibid.

Table 14 - Age of Housing Units 2009

	Total Housing Units	Built 2000 or Later	%	Built 1980-1999	%	Built 1960-1979	%	Built 1940-1959	%	Built 1939 or earlier	%
Yakima County	84,600	7,506	8.90%	21,291	25.10%	25,514	30.20%	18,098	21.40%	12,191	14.40%
Washington	2,814,297	418,436	14.90%	903,472	32.10%	777,941	27.60%	396,726	14.10%	317,722	11.30%

Since 2005 there has been a decline in new residence construction with a sharp decline in 2007 in both the state and the County.

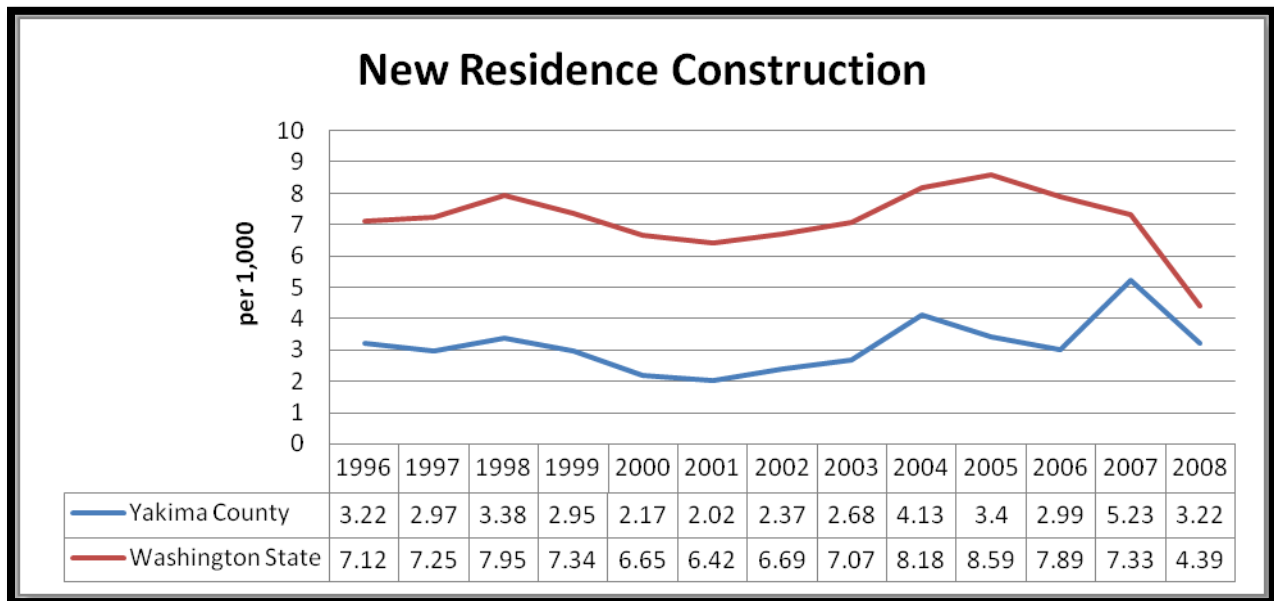


Figure 6 - New residence Construction²⁸

In 2005 and 2006, windshield surveys²⁹ of the condition of housing in single-family neighborhoods were conducted in Wapato, Toppenish and Union Gap by the housing inspection staff of the Yakima Valley Conference of Governments. These surveys provide insight into the condition of the housing stock – all single-family residences in the three cities were surveyed. The results, indicated below, reveal that a significant proportion of the single-family residences surveyed were rated as in need of repair (70.2% in “substandard” or “poor” condition) or beyond repair (10.1% in “deteriorated” condition). Observational information indicates that there are pockets of housing in poor condition in the three communities and several pockets in the unincorporated areas of the county.

²⁸ Department of Social and Health Services, Research and Data Analysis Division, *Risk and Protection Profile for Substance Abuse Prevention in Yakima County*, 2010

²⁹ A windshield survey relies on observations for data and other information instead of directing questions to participants. The windshield surveys got its name because many of these projects are done while the observers sit in a car.

Table 15 - Survey of Housing Conditions 2005-2006³⁰

	Wapato		Toppenish		Union Gap		All Three Cities	
Condition	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Standard	172	20.2%	408	24.4%	162	13.0%	742	19.7%
Substandard	319	37.4%	707	42.3%	503	40.3%	1,529	40.5%
Poor	266	31.2%	407	24.3%	447	35.8%	1,120	29.7%
Deteriorated	95	11.2%	151	9%	137	11.0%	383	10.1%
Total	852		1,673		1,249		3,774	

FARMWORKER HOUSING CONDITIONS

A 2008 SURVEY ON HOUSING NEEDS AND LIVING CONDITIONS OF FARMWORKERS IN YAKIMA AND KLINKITAT COUNTIES FOUND THAT 27% HAD PROBLEMS WITH THEIR CURRENT HOUSING CONDITIONS AND 35% LIVED IN OVERCROWDED CONDITIONS. "PROBLEMS" IDENTIFIED BY THOSE SURVEYED INCLUDED: "A LACK OF HEAT" (17% OF THE RESPONDENTS); "POOR WATER QUALITY" (13%); AND "ELECTRICAL PROBLEMS" (16%). WHILE THE REGIONAL DATA DOES INCLUDE KLINKITAT COUNTY, YAKIMA COUNTY FARMWORKERS WERE WELL REPRESENTED IN THE SURVEY OF NEARLY 1000 RESPONDENTS.

YAKAMA NATION HOUSING CONDITIONS

According to a 2009 survey of Yakama Nation residents, 4% of the households lacked complete plumbing facilities and another 4% did not have complete kitchen facilities (comparable percentages for Yakima County were 0.6% and 1% respectively).³¹ The Assessment concluded that a total of 76% of households had structural or other significant problems with their homes. Almost one quarter of all respondents to the survey indicated other housing difficulties such as mold, missing doors or windows, holes in/problems with floors, cracking or chipping paint.

While the rate of overcrowding for the county is 1.3% of households, almost 32% of Yakama Nation households are living in overcrowded conditions.³²

LEAD PAINT

The Residential Lead-Based Paint Hazard Reduction Act of 1992 seeks to identify and mitigate sources of lead in the home. A high level of lead in the blood is particularly toxic to children age six and younger. Lead can

³⁰ Cities of Wapato, Toppenish and Union Gap; *CDBG Applications*, 2005 & 2006.

³¹ Yakama Nation Housing Authority, et al; *2009 Yakama Nation Housing Assessment Survey (Draft 1)*, February 2010.

³² Ibid.

damage the central nervous system, cause mental retardation, convulsions, and sometimes death. Even low levels of lead can result in lowered intelligence, reading and learning disabilities, decreased attention span, hyperactivity, and aggressive behavior.

A leading source of lead in the home is painted surfaces. Deteriorating paint, friction in sliding windows, lead on impact surfaces, as well as unsafe renovation practices, can all result in the accumulation of dust in the house and lead in the soil. Unfortunately lead contamination can also be found in some water pipes, generally in the soldering materials used in early infrastructure systems. That method of contamination is not subject to HUD residential issues so is not reported here. It is generally the responsibility of communities to review the potential in their own water systems and make decisions in concert with engineers and other experts on utility systems.

The presence of deteriorating paint, lead-contaminated dust, and/or bare, lead-contaminated soil can result in significant lead-based paint hazards.³³ According to a 1999 national survey of homes, 27% of all homes in the United States had significant lead-based paint (LBP) hazards.³⁴ However, the national survey found that location in the country was a factor in the probability of hazards: significant LBP hazards are more prevalent in the northeast (43%) than in the west (19%).

Age of housing is commonly used to estimate the risk of significant hazards in the home. Lead was banned from residential paint in 1978. The 1999 national survey found that 67% of housing built before 1940 had significant LBP hazards. This declined to 51% of houses built between 1940 and 1959, 10% of houses built between 1960 and 1977, and just 1% after that. The figure below shows the number of housing units by date of construction per the 2008 American Community Survey, and an estimate of the percentages of possible LBP hazards. The estimates derived in this figure may be high because they are based on national averages, and the incidence of lead-based paint hazards is lower in the west. In 2008, approximately one-quarter of all renter occupied units in Yakima County had the potential for lead-based paint problems. A total of 19,523 units in the county had the potential for these hazards with the majority in owner-occupied housing.

Table 16 - Age of Housing and Estimates of Presence of Lead-Based Paint by Income Level 2008

Income Group	Year Built ³⁵			Total Units	# of Units with LBP Hazards ³⁶	% of Units with LBP Hazards
	Before 1940	1940-1959	1960-1979			
All Housing Units	12,914	16,541	24,351	53,806	19,523	23%
Owner Occupied	6,750	10,049	15,493	32,292	11,197	22%
Renter Occupied	4,882	4,882	9,764	19,528	6,737	26%

HOUSING AFFORDABILITY

³³ United States Department of Housing and Urban Development; *Lead Safe Housing Rule (24 CFR 35)*.

³⁴ Clickner, Robert et al; *National Survey of Lead Allergens in Housing, Final Report, Volume I: Analysis of Lead Hazards, Report to Office of Lead Hazard Control, 2001.*

³⁵ American Community Survey, One Year Estimates, 2008.

³⁶ Clickner et al; *National Survey of Lead Allergens in Housing, Final Report, Volume I: Analysis of Lead Hazards. Report to Office of Lead Hazard Control, 2001.*

In Yakima County, the Fair Market Rent (FMR) for a two-bedroom apartment is \$750. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn \$2,500 monthly or \$30,000 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of \$14.42.

In Yakima County, during the time this report was pulled, a minimum wage worker earned an hourly wage of \$8.55. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 67 hours per week, 52 weeks per year. Or, a household must include 1.7 minimum wage earner(s) working 40 hours per week year-round in order to make the two bedroom FMR affordable.

In Yakima County, the estimated mean (average) wage for a renter is \$9.20 an hour. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 63 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.6 worker(s) earning the mean renter wage in order to make the two-bedroom FMR affordable.

Monthly Supplemental Security Income (SSI) payments for an individual are \$674 in Yakima County. If SSI represents an individual's sole source of income, \$202 in monthly rent is affordable, while the FMR for a one-bedroom is \$580.



Figure 7 - Affordability Gap³⁷

Population trends indicate that larger families are on the increase, yet the following data indicate that a four bedroom is twice as much as a one bedroom home requiring either multiple wage earners at minimum wage or a wage of almost 20 dollars an hour to be able to afford housing. The following table shows the data for all bedroom configurations:

³⁷ National Low Income Housing Coalition; Out of Reach, 2010.

Table 17 - Renter Housing Costs and Income, Yakima County 2010³⁸

Housing/Income Factor	Number of Bedrooms				
	Zero	One	Two	Three	Four
Fair Market Rent (FMR)	\$480	\$563	\$728	\$959	\$1,011
Income Needed to Afford	\$19,200	\$22,520	\$29,120	\$38,360	\$40,440
Hourly Wage needed to afford ³⁹ (working 40hrs/week)	\$9.23	\$10.83	\$14.00	\$18.44	\$19.44
Hours per week at minimum wage	43	51	65	86	91

In Yakima County, 52 percent of renters spent 30 percent or more of household income on housing which was a bit higher than the state.

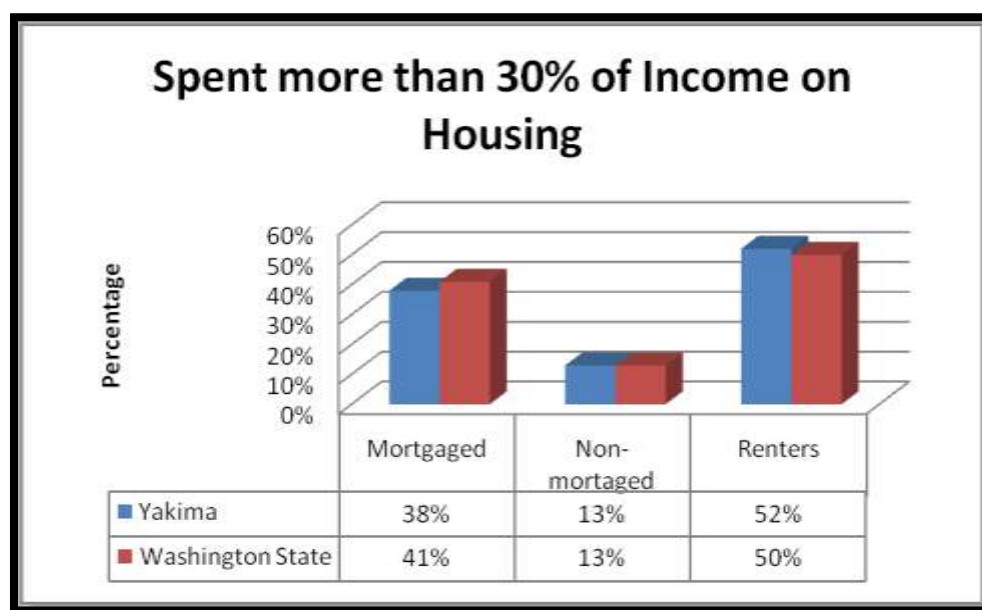


Figure 8 - Spent more than 30% of income on housing costs⁴⁰

Despite the fact that slightly more renters spend more than 30% of their income towards housing costs, those costs are significantly lower than those for the state as a whole. Conversely, homeowners in Yakima County fair significantly better than those in the state both in affordability and costs.

³⁸ National Low Income Housing Coalition; Out of Reach, 2010.

³⁹ Washington State University Center for Real Estate Research states that "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

⁴⁰ American Community Survey, One-Year Estimates, 2009

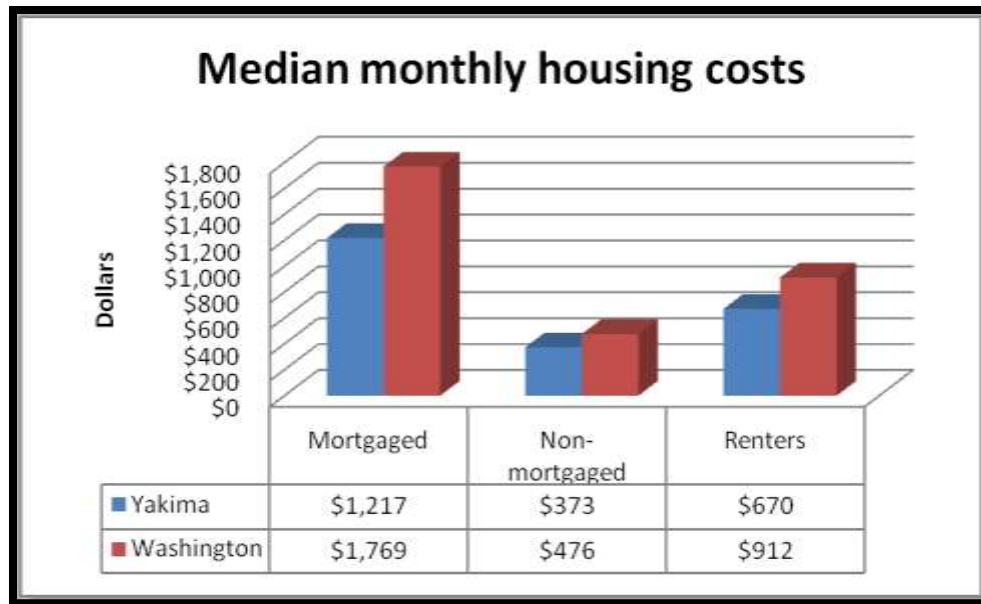


Figure 9 - Median Monthly Housing Costs⁴¹

The Affordable Housing Index (HAI) measures the ability of a middle-income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher indexes indicate housing is more affordable.

In the third quarter of 2009, HAI was 150.3 in Yakima County. By contrast, statewide the HAI was 122.9, suggesting that the Yakima County area is currently more affordable than the state as a whole. However, the lower-income population in the Yakima County is still finding it difficult to afford housing. For example, the HAI for first-time homeowners was much lower, at 92.0.⁴²

The following figure shows the relationship between income ranges and the affordable housing costs in the county.

Table 18 - Low-Income Ranges and Affordable Housing Costs, Yakima County 2009⁴³

Definition	Percent of AMI	Income Limit	Maximum Monthly Housing Costs
Extremely low income	to 30% of AMI	\$15,270	\$382
Very low income	to 50% of AMI	\$25,450	\$636
Moderate income	to 80% of AMI	\$40,720	\$1,018
Notes: Estimated AMI (Area Median Income) for the City of Yakima was \$50,900 in 2009.			

⁴¹ American Community Survey, One-Year Estimates, 2009

⁴² Washington Center for Real Estate Research, The Housing Affordability Index, First Quarter 2009.

⁴³ National Low Income Housing Coalition; *Out of Reach*, 2009.

For farmworkers and Native Americans, the problems are even more severe. In 2008, the average farmworker household in the county earned \$20,213 per year, only 69% of what is needed for an affordable two-bedroom unit.⁴⁴ In 2009, the Yakama Nation Housing Assessment found the median household income for Yakama Nation households was \$17,790, so it is no surprise that 68% of households surveyed said they were unable to find a place to live that was affordable.

Due to the housing bubble burst during the recession, in Yakima County the trend over the past three years has been toward steadily increasing affordability among homeowners and homebuyers: the affordable housing index for middle-income single-family housing purchasers in Yakima County rose from 125.7 in the fourth quarter of 2007, to 145.2 in 2008, and to 165.7 in 2009.⁴⁵

For first-time homebuyers, in the fourth Quarter of 2009, Yakima County housing became more affordable (HAI 101.4) than it had been the year before (HAI 88.9). The statewide index of 79.4 reflects that housing is relatively less affordable to first-time homebuyers in most other areas of the state. A barrier to affordable homeownership is the inability of lower-income households to save enough money to make the down payment and pay closing costs for home purchase, which is even more difficult for those households below 70% of median.

Additionally, due to an increase in area job loss and unemployment plus general financial stress, home buying still remains unattainable to a large portion of the Yakima County households. Yet among those who rent in Yakima County, 31% are paying more for housing costs than is considered “affordable”.

Groups with even more limited choices are renters who are elderly or living with disabilities; particularly those in the lower income brackets. With limited choices of affordable assisted- and independent-living units, members of this group face difficulty in obtaining affordable housing – with a large number of elderly with housing cost burdens, it’s likely that an insufficient range or number of units in Yakima County adequately address their needs.

LOW-INCOME TAX CREDITS

The Low-Income Housing Tax Credit Program (LIHTC Program), which is based on Section 42 of the Internal Revenue Code, was enacted by Congress in 1986 to provide the private market with an incentive to invest in affordable rental housing. Federal housing tax credits are awarded to developers of qualified projects. Developers then sell these credits to investors to raise capital (or equity) for their projects, which reduces the debt that the developer would otherwise have to borrow. Because the debt is lower, a tax credit property can in turn offer lower, more affordable rents.

Provided the property maintains compliance with the program requirements, investors receive a dollar-for-dollar credit against their Federal tax liability each year over a period of 10 years. The amount of the annual credit is based on the amount invested in the affordable housing. In Yakima County, there is an estimated 1,318 LIHTC units of housing.

⁴⁴ Washington State Farmworker Housing Trust; *A Sustainable Bounty: Investing in Our Agricultural Bounty, The Washington State Farmworker Survey*, July 2008.

Table 19 - Low Income Housing Tax Credit units in Yakima County⁴⁶

City	Number of units
Yakima	558
West Valley	120
Grandview	109
Granger	25
Mabton	25
Selah	24
Sunnyside	262
Toppenish	68
Wapato	127

PUBLIC HOUSING

Three public housing authorities serve the housing needs of low- and moderate-income households in the Yakima Valley. Each operates independently of each other managing a variety of housing for residents in their jurisdiction. While they have separate Boards of Commissioners, informal relationships exist between them.

THE YAKIMA HOUSING AUTHORITY

The Yakima Housing Authority (YHA) operates 1,093 units of rental housing for low and moderate income households in the City of Yakima and also in other areas of the both Yakima and Kittitas Counties. This includes the following:

- 150 units of Low Rent Public Housing are managed by YHA. These units are considered to be in “good” condition, not requiring major rehabilitation.
- 39 units of general multi-family housing located in the City of Yakima.
- 618 (more than one-half of the units operated by YHA) are Section 8 tenant-based and project-based rental assistance vouchers that are provided in Yakima and Kittitas Counties. Approximately 25% of the households assisted reside in areas outside of the City of Yakima. Some of the project based assistance supports permanent supportive housing for homeless disabled persons.
- 60 units funded through the US Department of Housing and Urban Development’s Veteran’s Affairs Supportive Housing (HUD VASH) program
- 15 vouchers for the HUD Non-Elderly Disabled program.
- 147 units of farmworker housing throughout Yakima County, including Toppenish, Granger, Cowiche, and Tieton.
- 26 units in Yakima County funded through the Low-Income Housing Tax Credit program.
- 38 units of rental assistance for seniors.

⁴⁶ US Department of Housing and Urban Development; The Low-Income Housing Tax Credit Database; <http://www.huduser.org/portal/datasets/lihtc.html#data>

As of May 2011, there were 830 persons on the waiting list for United States Department of Agriculture Rural Development (USDA – RD) housing, the current 2011 Section 8 Voucher Waiting List has over 1,329 people on it indicating a strong demand.

The *YHA Five Year Plan* includes the following goals:

1. Preserve Public Housing as a viable and attractive housing resource for low-income citizens of the community
2. Facilitate greater resident self-determination and self-sufficiency
3. Provide housing stability within an overall context of supportive services for homeless persons with mental illness

THE YAKAMA NATION HOUSING AUTHORITY

The Yakama Nation Housing Authority (YNHA) manages ~600 units of subsidized housing for tribal members, one-half of which are Low Rent Public Housing Units. They are currently very active in upgrading existing housing resources and developing new rental and homeownership housing.

A major project underway is the redevelopment of 54 units of housing on tribal lands. Federal stimulus funds are being used to rehabilitate 124 homes and to implement a weatherization program, making improvements in ventilation and installing energy efficient doors and windows in 60 private units. Among several projects in the planning stage is a 68-unit new construction rental housing project near Fort Road.

THE SUNNYSIDE HOUSING AUTHORITY

The Sunnyside Housing Authority (SHA) operates a total of 285 units of HUD Low Rent Public Housing, USDA Farmers Home Housing, Farmworker Housing and locally owned temporary war housing but does not administer any Section 8 Vouchers. Eighty-three units are designated for seniors/disabled persons. The 140 units of Low-Rent Public Housing for seniors and families have been maintained in good condition and require no major rehabilitation at this time.

SHA maintains an open waiting list of applicants for housing. As of May 2010, there were 1,621 *duplicated* households on the SHA waiting list, with the majority seeking 2- and 3-bedroom units.

The *SHA Five Year Plan* establishes three primary goals:

1. Increase opportunities for tenant identification of capital and managements needs, through an annual survey of tenant households
2. Promote energy conservation through physical enhancements to its residential units, resulting in reduced utilities consumption
3. Improve the quality of the living environment in tenant communities through the installation of surveillance systems on all sites

RENTAL HOUSING

In Yakima County, between 2000 and 2009, 569 new apartment units were constructed bringing the county to a total 7,590 apartment units⁴⁷.

⁴⁷ Washington State University Center for Real Estate Research, Washington Apartment Market, 2010

Per the Washington Center for Real Estate Research, Yakima County has the smallest average apartment sizes in the state at 718 Square Feet⁴⁸. The largest apartments are found in Clark County where the average apartment is a significantly larger at 910 square feet.

Apartment markets nationwide registered record vacancies in the second quarter of 2004. For the next two years national apartment rental markets improved consistently, but increased multifamily construction thereafter resulted in a modest increase in rental vacancies. As of the first quarter of 2010, the statewide vacancy rate was recorded at 6.1 percent reflecting a slight decrease from Spring 2009 which registered at 6.3 percent. The rates for Yakima County have consistently been lower than the state – bur recently that gap has widened with an almost half the vacancy rate than the state. .

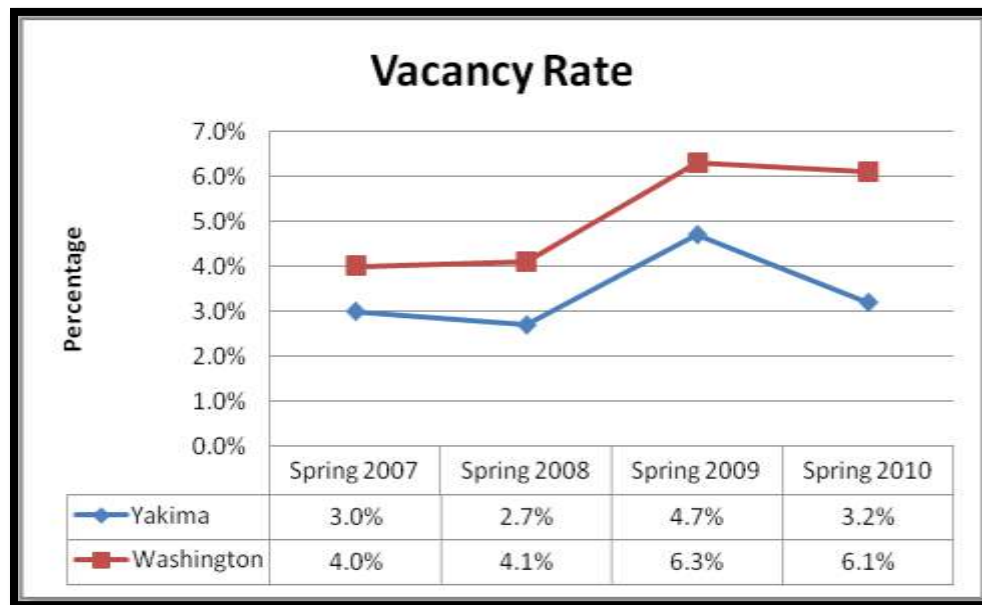


Figure 10 - Vacancy Rate Trend⁴⁹

In Yakima County, the larger units show a much lower vacancy rate (2.4%) than the state or county averages. The following table shows the various vacancy rates based on apartment unit size:

Table 20 - Vacancy Rate by unit size

Unit type	Average Size (Sq Feet)		Average Rent		Vacancy Rate	
	Yakima	State	Yakima	State	Yakima	State
One Bedroom	613	676	\$495	\$803	3.9%	5.9%
Two Bedroom	814	833	\$586	\$830	2.4%	6.6%

⁴⁸ Ibid.

⁴⁹ Ibid.

HOMEOWNERSHIP

In Yakima County, in the third quarter of 2010, home sales were down 30% as compared to the state which was down 20%⁵⁰. During the same time period the median home price was \$153,200 – a .6% decrease from the year previous. This is significantly better than the state that showed a 4.2% decrease in the median home price during the same time period.⁵¹

Home sales have shown a significant decrease since its peak in 2006 – from 19.52 per 1,000 residents to 15.39 per 1,000.

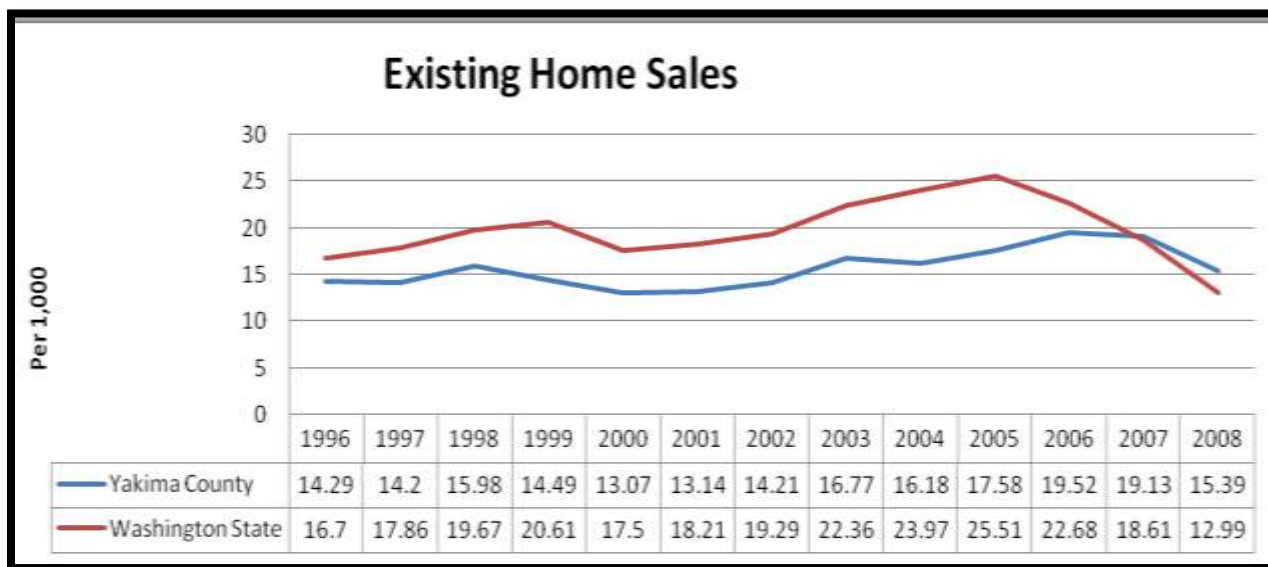


Figure 11 - Existing Home Sales⁵²

As of the second quarter of 2010, the current homes that were listed fell into the following categories:

Table 21 - Home Prices in Categories⁵³

	At or below \$80,000	At or below \$160,000	At or below \$250,000	At or below \$500,000
Yakima County	7.0%	38.6%	69.6%	94.9%
Washington State	2.2%	14.8%	42.5%	81.8%

Median home prices in Yakima County have fallen 3.7% from \$158,600 in the Second Quarter of 2009 to \$152,700 in 2010⁵⁴. Home prices for 3 bedroom units have decreased as smaller and larger homes have increased as shown in the following table:

⁵⁰ Washington State University Center for Real Estate Research, Housing Market Snapshot, 2010 Q3

⁵¹ Ibid.

⁵² Department of Social and Health Services, Research and Data Analysis Division, *Risk and Protection Profile for Substance Abuse Prevention in Yakima County*, 2010

⁵³ Washington State University Center for Real Estate Research, *Washington State's Housing Market – 2nd Quarter 2010*, 2010

Table 22 - Percentage Change in Home Prices⁵⁵

	2 bedroom	3 bedroom	4 or more bedroom
Yakima County	32.4% Increase	7.2% Decrease	5.1% Increase
Washington State	4.9% Decrease	5.7% Decrease	7.7% Decrease

SPECIAL NEEDS HOUSING

The Needs Assessment identifies gaps between the housing needs of specific Yakima County populations and the existing special needs and affordable housing inventory available for each of those populations. The goal is to understand the housing circumstances of local populations and target limited housing resources to groups that face the greatest housing shortage. While a person may belong to a special needs group, that person may not need affordable housing. As a result, the assessment inflates housing needs for all groups except people experiencing homelessness.

This assessment also reflects a certain amount of inevitable duplication for both population and unit counts. For example, a frail elderly person will also appear in the count of elderly persons. Similarly, a unit designated as frail elderly will also appear in the count of units designated as serving an elderly population. In addition, a person can fall into multiple special needs housing groups, and a person with a special need can live in housing without services designed for their need group. As a result, summing all of these populations will generate an inflated number due to these duplications.

HOUSING FOR THE ELDERLY

For the purposes of this Assessment, an elderly household is defined as a person 65 years of age or older living alone, or a group of more than one person who shares a common dwelling, and has at least one person in residence 65 years of age or older.

The demographics of the elderly population have changed significantly in the United State as a whole, as well as in the Yakima County. Nationally, since the beginning of the century the number of persons 65 years and older has increased tenfold, while the general population has only experienced a twofold increase.⁵⁶ The percentage of Yakima County populations that were elderly in 2000 is provided below.

Table 23 - Yakima County Elderly Populations 2000

Location	Total Elderly Population 65+	% of Elderly in General Population
Total Yakima County	24,921	11%
Washington State	662,148	11%

⁵⁴ Washington State University Center for Real Estate Research, *Housing Market Snapshot*, 2010 Q3

⁵⁵ Washington State University Center for Real Estate Research, *Washington State's Housing Market – 2nd Quarter 2010*, 2010

⁵⁶ United States Census; 2000 and *Special Report: US Census Demographic Trends in the 20th Century*, 2000.

United States	34,991,753	12%
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The post-war “Baby Boomers” are just now becoming today’s seniors. Since today’s Boomers are considered to be the core community of middle-class consumers, taxpayers, and key workers, their aging into the normal retirement years may initiate significant sociological as well as financial transitions in the communities. Most “Baby Boomers” will have lower incomes in retirement than they had while in the workforce, less comprehensive (if any) medical insurance, and will have increasing health conditions typical of elderly persons.

The first group of aging boomers is entering the early-mid 60s in 2010. In 2009 Yakima County as a whole had 56,021 individuals aged 45 to 64 – nearly one-quarter of the entire population.⁵⁷

The figure below shows a steady increase in population over 65 in relation to other age groups from 2010 to 2030, where independent and assisted-living residential units, medical or nursing care-based units, and in-home services will all be in increasing demand. Today’s local facilities and resources are insufficient to address this significant increase in need. This data suggests the vast majority of elderly still remain in their own homes or in independent retirement apartments.

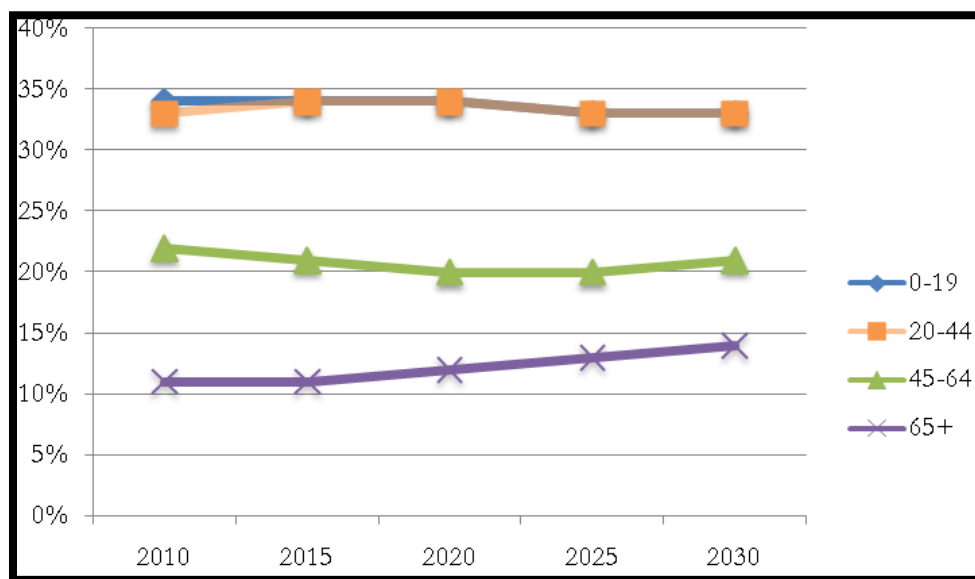


Figure 12 - Forecast of Population Over 65 As Percentage of Total Population, Yakima County 2010-2030⁵⁸

FRAIL ELDERLY

Frail elderly are defined as persons over the age of 65 that have significant physical and cognitive health problems. As people age the probability they will become “frail” increases. Furthermore, as life expectancy rates increase in the US, the elderly population becomes older. According to the *U.S. Census Special Reports on*

⁵⁷ Washington State Office of Financial Management, *Intercensal and Postcensal Estimates of April 1 County Population by Age and Sex: 1990-2009*, September 2009.

⁵⁸ Ibid

Elderly, an estimated 9.2% of 65 years olds need help with basic living needs; 11% of 70 to 74 year olds, and more than 49% over 80 years olds need assistance with everyday activities.⁵⁹

Data on the actual number of frail elderly is not available; generally related data is used to create estimates. Census data for disabled persons by age can provide a close estimate of the number of frail elderly. In 2008, Yakima County had an estimated 12,445 non-institutionalized persons over the age of 65 with a disability, which was 49% of all individuals over 65.⁶⁰ Although not all disabled persons are frail, the number of frail elderly who consider themselves sick rather than disabled (and accordingly did not report a disability to the census) probably balances these numbers.

Frail elderly are more likely to need intensive living and health supports than the general population of elderly. According to the Census Bureau, 70% of all women and 53% of all men who live to be 65 will live to the age of 80. Five years later, almost one-half of all 85 year olds will have severe disabling conditions.⁶¹

In 2009, 4,974 people in Yakima County who were 85 years and older. The U.S. population of age 85 and older has been the fastest population growth of any age group since the beginning of the 20th century.⁶² Many frail elderly have difficulty obtaining suitable affordable housing with supportive services. Among the elderly, the incidence of low income is higher than in the general population and many of the frail elderly have fixed social-security incomes. Many are limited to care that can be obtained through Medicaid. Independent living and in-home support costs force many into group living facilities and into facilities that have openings for Medicaid-paid care.

HOMELESS HOUSING

On January 27, 2011, a total of 887 persons and in 581 households were found homeless on the streets, in cars, staying temporarily with friends or relatives, in shelters or in transitional housing in Yakima County. In the last year, there has been a 25.5% decrease in the overall number of individuals experiencing homelessness. Since 2006, there has been a 29.9% decrease in the overall number of individuals experiencing homelessness. While the trend has been moving downward for the last couple of years, this dramatic decrease has been mostly attributed to almost a million dollars in Stimulus money being used for Prevention and Rapid Re-housing (HPRP). 546 household were served by this program which provided prevention assistance and immediate housing. Thirty-five of those households were living in places not meant for human habitation.

According to HUD, the number counted in the annual surveys nationally is estimated to be one-third of the actual number of homeless persons. A total of 581 individual homeless persons were found in the Upper Valley and 306 were counted in the Lower Valley.

The number of homeless counted has remained relatively constant over the past five years as the following chart indicates. In some respects, it is surprising that the numbers have not increased dramatically as a result of the economic recession.

Importantly, the count information reveals that the number of unsheltered homeless persons has dropped significantly. In the last year, there has been a 27.7% decrease in the number of unsheltered individuals

⁵⁹ United States Census; *U.S. Census Special Reports on Elderly*, 2000.

⁶⁰ American Community Survey; 2008.

⁶¹ Washington State Department of Health; *Special Report on Elderly*, YEAR.

⁶² Washington State Office of Financial Management, *Intercensal and Postcensal Estimates of April 1 County Population by Age and Sex: 1990-2009*, September 2009.

experiencing homelessness. Since 2006, there has been a 77.6% decrease in the number of unsheltered individuals experiencing homelessness. This in part reflects on the fine progress made by the local Continuum of Care planners and housing and services providers in the County.

Table 24 - Homeless Persons Counted I n Yakima County 2006-2011⁶³

Year of Survey	2006	2007	2008	2009	2010	2011
Homeless Individuals	1,265	1,065	1,055	1,131	1,191	887
Homeless Households	940	710	570	667	738	581
Unsheltered Individuals	268	159	141	146	83	60
Unsheltered Families	52	59	91	88	22	6

Community volunteers conducted the survey in conjunction with a Project Homeless Connect, consisting of two events which assisted connecting almost 1,000 persons with appropriate service providers at the site, including counseling, food assistance, meals, legal assistance, and health screening.

It is important to understand that while the number of homeless counted is useful in establishing a base number of individuals who are homeless and in understanding the detailed needs of these individuals; the count numbers do not represent the full extent of homelessness in the county. Part of the undercounting is due to the timing of the year required by HUD (the end of January) – time when homeless persons are more difficult to find because they are not outdoors. In addition, the vast geographical area of the county makes it difficult to cover all potential locations of homeless persons. In addition, HUD requires that the count be conducted in the middle of winter, at a time when many homeless persons are taken in doors temporarily by the community, relatives, and friends to protect them from the harsh weather. One advantage of having the count in January is that many communities, including Yakima County, have set up extreme weather shelters to house people during the winter months. This makes the population easier to locate as they come in for shelter. This and the implementation of Project Homeless Connect, a one day service fair held the same day, helps balance out the disadvantages of counting in the winter months.

In 2009 the Homeless Network of Yakima County contracted with the Office of Rural Farmworker Housing to conduct a Feasibility Study to analyze existing published data to assess the demand for housing serving homeless persons and to recommend a number of beds and/or units that could feasibly be developed to serve Yakima County's homeless population.

The Feasibility Study used available Point-in-Time data from 2006 to 2008 to determine the population of homeless that have the most severe lack of housing opportunities in Yakima County. This study shows that:

- There is a great need for housing opportunities for those homeless who are not already engaged in services within the community (such as mental health or substance abuse treatment) and for those who have difficulty adhering to the structure of existing shelter and housing options.
- A significant portion of the Yakima County homeless are couch surfing or are doubled-up with family or friends.
- Substance abuse and the inability to pay the rent or mortgage are two major reasons for homelessness in Yakima County.

⁶³ Yakima County; Point-in-Time Survey of Homeless Persons, 2006-11.

The United States Department of Housing and Urban Development's (HUD) methodology entitled *Calculating Unmet Need for Homeless Individuals and Families* was used to determine a number of shelter beds and housing units that could be supported within Yakima County. Using this methodology, it was found that Yakima County could support *at least*:

- 42 additional shelter beds for individuals and three additional family shelter units;
- 56 transitional housing units for individuals and four additional transitional housing units for families; and,
- 44 units of permanent supportive housing for individuals.

In 2010 the inventory of 622 Emergency Shelter, Transitional, and Permanent Shelter beds was as follows:

Table 25 - Homeless Bed Inventory 2009⁶⁴

Emergency Shelter Beds (3 month maximum)	
Current Year-Round Individual Emergency Shelter (ES) Beds	144
Current Year-Round Family Emergency Shelter (ES) Beds:	120
Transitional Housing Beds (2 year maximum)	
Current Year-Round Individual Transitional Housing (TH) Beds	66
Current Year-Round Family Transitional Housing (TH) Beds:	179
Permanent Supportive Housing Beds (No maximum)	
1. Current Year-Round Individual Permanent Housing (PH) Beds	92
6. Current Year-Round Family Permanent Housing (PH) Beds:	21
Total	622

In addition to the beds listed above, there are Hotel/Motel Vouchers, Extreme Weather Shelters, and rental assistance.

One of the focuses of the homeless Network is to provide a continuum of care. Ideally, clients will move from the shelters, to transitional housing and then into either Affordable Housing or Permanent Supportive Care depending on their need. With the current vacancy rate hovering around 3% - transitioning to affordable housing has been a challenges as there is a demonstrated shortage of housing.

The current Continuum of care for housing is shown below:

Table 26 - Continuum of Care for Housing⁶⁵

	Emergency Shelter	Transitional Housing	Permanent Supportive
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⁶⁴ Yakima County; *Electronic Housing Inventory* Chart (E-HIC), 2009

⁶⁵ Ibid.

2009	264	245	113
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PERSONS WITH HIV/AIDS

As of December 31, 2008, Yakima County had a cumulative history of 249 HIV diagnoses (1% of the state's total diagnoses). Of those, 59 were newly diagnosed between 2003 and 2008. One hundred fifty-nine people in Yakima County were living with HIV at the end of 2008, with 105 of those people living with AIDS.

Currently the incidence of HIV diagnosis is almost twice as high for Hispanics as it is for non-Hispanics. The Washington State Department of Health believes this disparity is due to barriers to services access: language barriers, geographic isolation, lack of health insurance, and an increased cultural stigma of being HIV positive. Yakima County has the third highest population of Hispanics of all Washington State counties. With headquarters in Union Gap, the Yakima Health District has bilingual staff offering testing, referrals, counseling, prevention education, coping sessions, and needle exchange programs. Located in Yakima, the People of Color against AIDS Network focuses on one-on-one outreach and behavior change sessions to reduce the risk of STD and HIV transmission in the Yakima Valley in communities of color, specifically the Latino community. The New Hope Clinic in Yakima provides holistic health care for people with HIV/AIDS.

SURVIVORS OF DOMESTIC VIOLENCE

The Yakima County Sheriff's Office reported 485 incidences of domestic violence in 2008. During the same year, the Wapato Police Department reported 47 violent crimes, the Union Gap Police Department reported 23 violent crimes, and the Toppenish Police Department reported 64 violent crimes. However it is unknown how many violent crime offenses occurred specifically due to domestic violence.⁶⁶

The YWCA Family Crisis Program opened in Yakima in 1978 to shelter battered women and their children. In 2006/2007 it served 8,416 individuals with issues of abuse:

- The 24-hour Domestic Violence Shelter housed 169 women and 150 children for a total of 4,751 bed nights.
- The 72-hour Response program – a partnership between the YWCA and local law enforcement where victims of abuse are called within 72 hours of incidence – contacted 3,034 survivors of domestic violence to help them with their situation.
- The YWCA's counseling program called Changing Patterns provided 1,052 women with domestic violence counseling.
- Legal Advocacy clinics are held twice per month, with ongoing support offered for survivors of domestic violence to learn their legal rights.
- Drop-in groups are offered 3 nights per week for survivors of domestic violence, with child care provided.

They have identified the following needs:

- Secured affordable housing for very low income families - We have families that are going from two parent homes to single parent homes, often times income is reduced dramatically. Lack of housing is one reason many women do not leave an abusive situation or return to their abuser.
- Transportation in general as well as secure transportation - We need funding for public transportation. Secure transportation for clients that may be unsafe because they are fleeing an abuser is also needed.

⁶⁶ Washington Association of Sheriffs and Police Chiefs, *Crime in Washington 2008 Annual Report*, 2008

- Separate space to accommodate male victims and/or Clients with co-occurring disorders that have trouble with community living. We currently don't have shelter space available for male victims. Women who suffer from mental health disorders, especially high anxiety or PTSD may find that community living exacerbates their symptoms. Having a separate space could be invaluable.
- Immigration issues - Immigrant women that are victims of DV qualify to apply for their citizenship, but we can only house these families for up to ninety days (per our grant). This is not enough time to complete the process, seek employment, and find suitable housing.

VETERANS

Yakima County is home to around 18,000 Veterans plus their family members. In 2010 the Veteran's Administration (VA) estimated there are 102 homeless Veterans in our county. The 2011 Point in Time count surveyed 55 homeless Veterans. There are no Veteran specific emergency shelters and Veterans must depend upon the few emergency shelters available. The recent wars in Iraq and Afghanistan are already adding to the number of homeless Veterans; many of them will choose to live unsheltered, in vehicles, or couch surf.

Veteran specific transitional housing is limited - An 11 Bed Veteran's House is operated by Central Washington Comprehensive Mental Health and provides transitional housing to a Veteran for up to 24 months. Unfortunately there are no openings for families. Transitional housing is often a key stepping stone to permanent housing. Increasing our transitional housing inventory to 30 would be a great advantage to Veterans coming from the streets or shelters.

The most recent change in housing opportunities for Veterans is the addition of 70 HUD VASH voucher from the VA which begun in 2010. The Yakima Housing Authority distributes these vouchers and VA case managers provide the support to the Veterans and their families. The greatest challenge is finding adequate housing in a poor rental market. Another hurdle is the cost of deposits and move in costs.

Affordable housing, poor economy, and employment make housing a challenge from many low income Veterans. Often, Veterans and their families have to pay a very high percentage of their income to rent. There is no Veteran specific subsidized housing and Veterans must compete for what they can find. The Veteran population is made up of high percentage of seniors with minimal incomes. Disabled Veterans (many service connected) are provided low compensation that does not adequately meet their needs. Our newer Veterans from the Iraq and Afghanistan wars are struggling to transition back into the community.

YOUTH EXITING FROM FOSTER CARE

Youth transitioning out of foster care are at high risk of becoming homeless. Every year, approximately 29,000 youth, ages 18 and older, age out of the foster care system⁶⁷. In 2010 in Yakima County, 5,183 youth exited from foster care⁶⁸. Without a home, family support, or other resources, homeless youth are often locked up because they are without supervision. Homeless youth are socially marginalized and often arrested for "status" offenses, such as running away or breaking curfew. For youth who are released from juvenile corrections facilities, reentry is often difficult because they lack support systems and opportunities for work and housing. Despite all of these setbacks, most homeless youth are still in school. In 2005, a survey indicated

⁶⁷ National Alliance to End Homelessness; *Fact Sheet: Youth Homelessness*; 2010

⁶⁸ Department of Health and Human Services; Administration for Children and Families; *Adoption and Foster Care Analysis and Reporting System*; 2010

that prior to shelter 79 percent of homeless youth were attending school on a regular basis and, of homeless youth in transitional housing, 78 percent were still in school⁶⁹.

PERSONS WITH DISABILITIES

In 2008, 31,713 people in Yakima County had a disability (14% of the population). Of those who were disabled, 1,030 were children under 18 and 12,445 were adults over 65 years of age (43% of all individuals over 65).

As many disabled persons rely on social security supplemental income (the majority income source within the disabled community), housing for persons with disabilities is a tremendous affordability problem. As discussed earlier in this document in an example of cost burden, persons on social security supplemental income can afford less than \$202 a month for rent and utilities (approximately 1/3 of total SSI income). In order to pay the fair market rent for a one-bedroom, a disabled Yakima County renter would have to pay 83.5% of their SSI benefit. Without rent assistance, this extremely low-income group of individuals has little choice but to live in over-crowded or substandard units, reside in their parent's or sibling's homes well into adulthood, couch surf, or become homeless.

PERSONS WITH DEVELOPMENTAL DISABILITIES

Housing for adult developmentally disabled persons is a severe affordability need. As with other disabled persons, they most likely live on social security supplemental income and thus have extremely low incomes. With the advent of de-institutionalization, which began occurring in the 1970's, most DDD persons live in community settings within the general population. Adults with developmental disabilities also pay for their own rent, food and transportation, though they may receive other funded services to pay for other living expenses, skills development, or job training.

The State of Washington Division of Developmental Disabilities Region 2 reports that as of January 2011 there are 1,825 individuals enrolled in services in Yakima County. Almost 750 of these individuals are not currently receiving services from the division and live in the community independently or with the support of their family.

The Division of Developmental Disabilities Region 2 also reports that in addition to the need of more units, the following Affordability, Safety, and Accessibility needs exist:

- The need for Necessary Supplemental accommodation (to assist with Section 8 Applications).
- Assistance with deposits and first and last month's rent
- Low-income housing where they are not at risk for exploitation
- Affordable housing where there is no restriction on individual rights – particularly when the individual with a disability does have a substance abuse disorder.
- Low-income housing in typical neighborhoods
- Housing with wheelchair accessibility, access to public transportation, and the use of lifts and other specialized equipment.

PERSONS WITH MENTAL ILLNESS

Mental illness can range from mild conditions requiring short-term treatment to chronic seriously persistent disorders that are lifetime conditions and require ongoing treatment. Most individuals with a mental illness can be treated and self-managed in the community. These individuals do not routinely require institutions i.e., psychiatric hospital. However, individuals with seriously persistent mental illness do at times require

⁶⁹ National Alliance to End Homelessness; *Fact Sheet: Youth Homelessness*; 2010

psychiatric hospitalization. Hospitalization for individuals with seriously persistent mental illness can be episodic or require longer stays. Publicly funded services focus on persons whose mental illness affects their ability to work and live in the community independently. Further these funds focus on mental health services that stabilize an individual and keep them within their community in order to avoid hospitalization.

The Washington State Department of Social and Health Services identified that 6,285 individuals were provided mental services in Yakima County in 2006-2007, representing nearly 3% of the population. Thirty-five percent of all those served under mental health programs were children under 17. Central Washington Comprehensive Mental Health currently has a Project for Assistance in Transition from Homelessness (PATH). This is a program that assists individuals who have severe mental illness, or who have co-occurring mental illness and substance abuse disorders, and who are homeless or at imminent risk of becoming homeless. The Path Program staff provides assertive outreach and case-management services in order to engage individuals who are both mentally ill and experiencing homelessness.

The following table shows the number of contacts made since 2005 and how many of those contacts became enrolled clients.

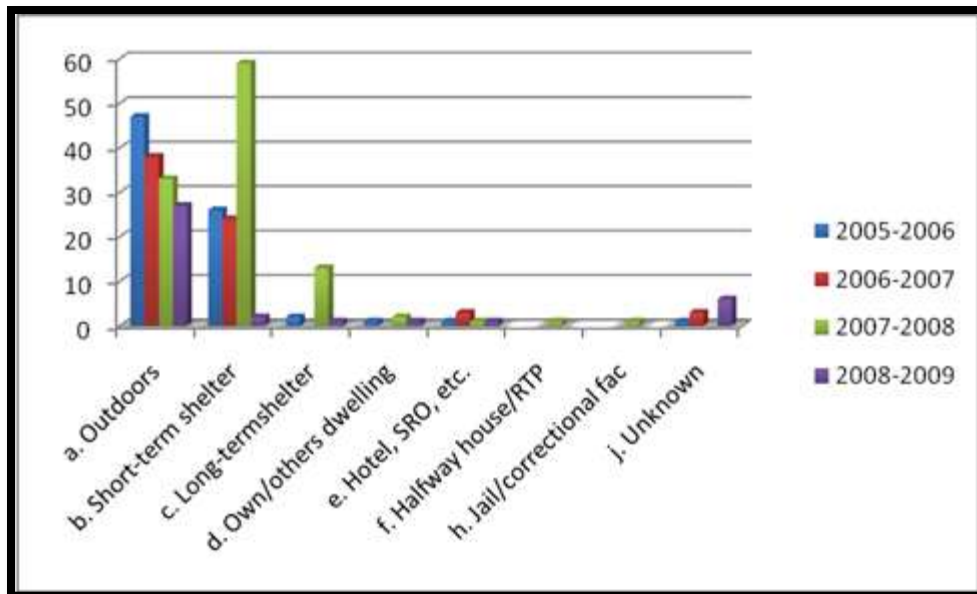
Table 26 - PATH Contacts and Clients⁷⁰

	2005-2006	2006-2007	2007-2008	2008-2009
Serious mental illness	306	287	598	124
Persons served	285	253	665	121
Persons enrolled	41	34	110	9
Outreach, not enrolled	244	219	555	112
Not enrolled, ineligible	26	7	111	41
Enrolled PATH clients	78	68	110	38
Total receiving any services	322	287	665	150

A review of enrolled clients indicates their housing status as shown in the following graph. The graph clearly indicates that the number of clients in this program who are living outdoors outweighs most all other housing types. This housing type has shown a consistent decrease since 2005 from 47 to 27 clients living outdoors. In 2009, the number of clients without permanent housing was 38.

Table 27 - Housing Status of PATH Clients

⁷⁰ Not unduplicated



In the past PATH staff tracked outreach and enrolled PATH clients via a mobile data collection device. Moving forward the PATH program will be entering information into the state's HMIS system within the calendar year 2011. This will allow for more targeted data analysis. For now, the numbers from the PATH program indicates both a large number of individuals who are living out of doors (where the majority of contacts are being made) and a significant portion of them who have mental health issues. A significant issue facing the individual who is experiencing both homelessness and mental illness is the lack of affordable housing. Most of the homeless mental ill qualify for disabilities i.e., SSI, SSDI but do not have them in place. Meaning that funding for affordable housing is restricted until eligibility for the disability is in place. Even when a homeless mentally ill individual obtains the disability entitlement affordable housing can still be challenging given the variable rental rates on affordable housing within the community.

The Greater Columbia Behavioral Health (Regional Support Network), *Housing Development Plan* estimated that in Yakima County 8,271 clients are being served by the mental health system with 307 dedicated housing units which results in an estimate 26.94 clients per unit^[2]. This same report recommended that local governments be encouraged to identify specific plans for mental health housing development in their communities. Additionally they recommended that each RSN within the State of Washington create at least 30 new units of housing as an intermediate term goal.

PERSONS RECOVERING FROM SUBSTANCE ABUSE

DSHS estimates 33.1% of Medicaid Disabled, 31.1% of Other Medicaid Adults, and 47.3% of General Assistance-Unemployable (GA-U) clients in need of drug and alcohol treatment actually received treatment in 2008 in Washington.

Many treatment programs require aftercare maintenance treatments that include transitional housing in alcohol/drug-free environments. During FY2007, 4,109 persons received some type of state-funded alcohol/drug-abuse related services from DSHS in Yakima County (including 2,682 in outpatient treatment

^[2] Greater Columbia Behavioral Health, Housing Development Plan, 2008

and 903 in residential treatment). The type of help ranged from assessment of their alcoholism to residential treatment programs.

The most visible social issues associated with drug abuse are crime, poverty, neglect and abuse of children, family problems, and the decline of neighborhoods, public schools and areas associated with heavy drug trafficking and use. Additionally, addictions have been reported as a major cause of homelessness in Yakima County. In the January 2010 homeless count, 289 (29%) of the persons found homeless in the Yakima County self-reported alcoholism/drug abuse as the reason for their homelessness, with 58 of those identifying themselves as persons with both substance use and mental health problems.

Affordable transitional and permanent housing is vital, particularly for lower-income chemically dependent persons. Yakima County, like most communities in Washington and the US, does not have enough assisted affordable housing to meet the current need, let alone the growing need for post-recovering chemical dependents. Rental assistance vouchers or development of group-setting housing units are needed to add to the chances that lower-income persons exiting treatment remain clean and sober.

Some communities have created so-called “low barrier” housing units with on-site supervision and response access for emergencies. These units do not require sobriety or clean time from drugs as a lease condition. They keep the target population off the streets, near medical/mental health intervention services, and provide a degree of day-to-day supervision. It is also considered a possible connection to treatment over the long-term. For the most part it is a less threatening environment that can somewhat protect the hardest to reach alcoholic/drug addicts. At the same time, it protects the community and general public from the damage and costs suffered from the potentially detrimental lifestyle and ill health of an addict. HUD’s Safe Haven housing program is a funding source for development of such units. While there are low barrier facilities and facilities that tolerate resident alcohol use, there are currently no Safe Haven units in Yakima County.

FARMWORKER HOUSING

Washington State Farmworker Housing Trust is a nonprofit organization founded in 2003 through the leadership of U.S. Senator Patty Murray. In July of 2008 the Trust released *A Sustainable Bounty: Investing in Our Agricultural Future - Washington State Farmworker Survey*. In this report they state:

Agricultural production contributes \$6.4 billion per year to Washington State’s economy⁷¹, with over one third of the state’s crops intended for the export market.⁷² The diversity of crops grown is second only to California⁷³. Washington’s farmers face growing competition domestically for labor and globally for price and market. As many as 187,000 farmworkers are employed in the state, playing an indispensable role in the agricultural economy⁷⁴. The seasonal nature of agricultural employment, however, provides these workers with limited resources for securing housing and addressing other needs. The lack of safe, affordable housing for farmworkers is a key issue in attracting and retaining skilled workers. To help retain experienced workers and stabilize the workforce, Washington’s growers have extended the work season through innovation, technology

⁷¹ Washington State Employment Security Department, “2006 Agricultural Workforce in Washington State,” (2007), 1.

⁷² Washington State Employment Security Department, “2007 Agricultural Workforce in Washington State,” (2008), 48.

⁷³ Washington State Employment Security Department (2007), 70.

⁷⁴ Alice C. Larson, *Migrant and Seasonal Farmworker Enumeration Profiles Study: Washington*, (U.S. Department of Health and Human Services, 2000).

and new crop varieties. Yet the demanding nature of farm work, seasonal income and competition from other sectors of the economy has made this increasingly difficult.

Over the course of the 2006 growing season 2,845 one-on-one interviews were conducted in the 14 principal agricultural counties that employ 95% of Washington's farmworkers. This is the largest direct survey of farmworkers undertaken in Washington State history and the survey interviews included questions about household composition, work history, income, housing conditions, access to health care, community engagement and use of public services⁷⁵.

The importance of adequate affordable housing for the agricultural workforce is revealed by these findings:

- Although half of the survey respondents are uncertain how much longer they will continue working in agriculture or plan to find other employment within a year, 91% said that more and better housing would encourage them to continue working in Washington agriculture.
- More than three-quarters of the farmworkers surveyed live with their families and nearly 60% have children in their home.
- Seventy-nine percent are permanent Washington residents and 70% don't travel away from home for work.
- Forty-four percent pay more than 30% of their income for housing costs, 36% report housing problems, 32% are overcrowded and 6% are homeless.

In Yakima County, the average household income for Farm Workers was \$20,462. As stated earlier - in order to afford an average two-bedroom home in Yakima County with both rent and utilities, without paying more than 30% of income on housing, a household must earn \$2,500 monthly or \$30,000 annually. Of the survey respondents, 64.1% stated that they would need a unit larger than a two-bedroom unit.

GROUP QUARTERS

As of 1983, group quarters were defined in the current population survey as non-institutional living arrangements for groups not living in conventional housing units or groups living in housing units containing ten or more unrelated people or nine or more people unrelated to the person in charge. Examples of people in group quarters include a person residing in a rooming house, in staff quarters at a hospital, or in a halfway house. Beginning in 1972, inmates of institutions have not been included in the Current Population Survey. In 2008, 3% of Yakima County's households lived in group quarters, up from 2% in 2000.

IMPEDIMENTS TO FAIR HOUSING

The assessment of impediments was conducted in Fall and Winter of 2010 by the consulting firm John Epler & Associates, under a contract with the Yakima County Department of Human Services as a part of their steps that affirmatively further fair housing by conducting an Analysis of Impediments to Fair Housing and appropriate action to overcome the effects of impediments identified through that analysis. The *Yakima County HOME Consortium Analysis of Impediments to Fair Housing* can be obtained by contacting the Department of Human Services at 509-574-1520.

Several sources of information were utilized in the course of this study. First, basic information and data on housing and demographic issues in the community was obtained from the U.S. Census, the Washington State Office of Finance Management, the U.S. Department of Housing and Urban Development (HUD), the National

⁷⁵ Washington State Farmworker Housing Trust; *A Sustainable Bounty: Investing in Our Agricultural Future - Washington State Farmworker Survey*, 2008.

Low Income Housing Coalition, and the National Fair Housing Alliance. Secondly, the information and analysis of the Yakima County Consortium 2010-14 Consolidated Plan for Affordable Housing provided a strong base for understanding local conditions and trends. Third, local laws, policies and practices were reviewed. Fourth, public data and records on housing complaints and issues were reviewed. Finally, interviews with representatives and staff of key private and public sector organizations proved to be extremely valuable in identifying issues, data and recommendations.

FAIR HOUSING PRACTICES

Housing lenders are required by the Federal Home Mortgage Disclosure Act (HMDA) to report regularly on their lending activity. The Federal Financial Institutions Examination Council (FFIEC) prepares and distributes aggregate reports on behalf of the Federal Deposit Insurance Corporation, Federal Reserve Board, National Credit Union Administration, Office of the Comptroller of the Currency, Office of Thrift Supervision, and HUD. The Federal government compiles the results of the loan applications for home purchase, refinancing and improvements made by federally-insured lenders on an annual basis. The data include information on race, ethnicity, gender and income of applicants, which allows an analysis of lending nationally and at the local (regional) level.

While the data does not represent 100% of the home lending that takes place and is based on data collected on the entire metropolitan statistical area, the data show some trends affecting fair housing in the area.

The following shows the applications that resulted in loan originations and the percent denied by type of institution broken down by race, ethnicity, overall minority status and income of applicants. This is consistent with the census, which in recent decades contains expanded race identifiers, including the option of selecting more than one race. While lending institutions have been more rigorous about collecting demographic information about applicants, there are still gaps, which should be recognized in interpreting the summary data.

Table 27 - 2009 Home Mortgage Disclosure Act (HMDA) Aggregate Report Disposition by Race/Ethnicity of Applicant⁷⁶

Race, Ethnicity and Income of Applicant	FHA, VA, FSA/RHS Loans			Conventional Loans			Refinance Loans		
	N	Orig.*	Denied	N	Orig.	Denied	N	Orig.	Denied
By Race									
White (Hispanic & Non-Hispanic)	1,188	71%	11%	925	68%	17%	5,646	52%	23%
By Ethnicity									
Hispanic/Latino	481	64%	14%	245	50%	33%	1,642	30%	42%
Non-Hispanic/Latino	755	78%	8%	728	72%	12%	4,448	58%	19%
By Minority Status									
White, Non-Hispanic/Latino	706	77%	8%	675	72%	12%	4,142	59%	18%

⁷⁶ Federal Financial Institutions Examination Council 2009 Home Mortgage Disclosure Report, Aggregate Report. (www.ffiec.gov)

Minority and/or Hispanic/Latino	574	65%	13%	325	54%	29%	2,078	34%	38%
By Income of Applicants									
Less than 50% of MSA/MD Median	137	61%	13%	**	**	**	454	31%	46%
50%-79% of MSA/MD Median	402	71%	13%	210	63%	22%	1,094	39%	35%
80%-99% of MSA/MD Median	220	70%	9%	152	61%	22%	856	45%	29%
100%-119% of MSA/MD Median	195	72%	8%	128	70%	16%	839	47%	26%
120% or more of MSA/MD Median	374	78%	9%	561	73%	11%	3,230	57%	19%
Total Applications	1,346	72%	11%	1,144	67%	17%	7,042	50%	25%
*Applications accepted and resulting in origination of a loan. There were also applications that were approved but not accepted by the applicant or withdrawn.									
**Information not displayed if fewer than 100 loan applications									

The 2009 summary was derived from loan applications reported by 88 institutions with a home or branch office in the Metropolitan Statistical Area/Metropolitan Division (MSA/MD) and 165 institutions without a home or branch office in the area. The MSA/MD is an area that has at least one urbanized area of 50,000 or more population, plus adjacent territory that has a high degree of social and economic integration with the core as measured by commuting ties.

The data in Table 26 include loan applications for single family and small multifamily units (1 to 4 dwellings). The largest number of applications (7,042) was for refinance loans – 5 to 6 times as many applications than for conventional home purchase loans and FHA, VA, FSA/RHS loans. Most (72%) of the FHA, VA, FSA/RHS loan applications resulted in a loan origination and 11% were denied. The remainder were approved but not accepted, withdrawn by the applicant, or were incomplete.

Among conventional loan applications in 2009, 67% resulted in a loan origination and 17% were denied. A much lower percentage of refinance loan applications resulted in loan originations – just 50% of refinance loan applications in 2009 resulted in a loan origination and 25% were denied. Not surprisingly across all loan types presented, the percent of loan originations increased and denials decreased as incomes of applicants increased.

The HMDA data are useful in indentifying possible discrepancies in loans. Review of the 2009 aggregate reports for the Yakima MSA/MD indicates that Hispanic/Latino and minority applicants had lower percentages of loan originations and higher percentages of denials than non-Hispanic/Latino and non-minority applicants. The information did not provide enough data to determine if this was due to a consistent pattern of racial discrimination or if there are other factors affecting decision. Lenders consider many factors in rating loans, such as debt to income ration, employment history, credit history, collateral and cash on hand. Additional research is required to determine the real cause of differences observed in the table.

There are many reasons for denial of an application. Lenders consider a variety of factors in determining acceptability including debt to income ratios, employment history, credit history, collateral and cash on hand. Loans are denied based on high debt to income ratios, poor credit history, poor rent history, a lack of

collateral, insufficient cash/savings, inability to verify or document information, incomplete applications and denial of mortgage insurance among other reasons.

In discussions with bankers and realtors three very significant issues were identified that affected many Hispanics. Many lacked documentation of income as many are paid in cash for their work. Secondly, many applications were left incomplete for either lack of documentation or lack of understanding of how to fulfill the documentation requirements. In addition, in spite of the fact that most lenders and many realtors had some Spanish language capacity within their organizations, understanding of the application requirements/translation issues were cited as problems by several persons we interviewed. Third, realtors indicated that there were cases of Hispanics applicants withdrawing from potential purchases because they (or a family member) did not have proof of citizenship.

PREDATORY LENDING PRACTICES

State Interest and Usury Law, RCW 19.52.020 (1), limits the amount of interest that can be charged to consumers at either 12% per year or 4% above the auction quotes for Federal Reserve 26-week Treasury Bills (whichever is the greater). The usury law applies to consumer loans that are not related to a credit card debt, a retail installment contract or a consumer lease.

In recent years there has been a proliferation of "Payday Loan Stores", often located in areas where low and moderate income persons and/or where ethnic/minority groups are prominent. These stores offer short term loans to meet the emergency cash needs of borrowers. Many of the loans have resulted in pushing persons further into poverty and ruining credit. The state has limited the number of payday loans that can be made to an individual to 8 loans and has placed limits on the amount of the loan.

According to the State Department of Financial Institutions (WDFI), the following are among the common predatory lending practices:⁷⁷

- **Equity Stripping:** The lender makes a loan based upon the equity in your home, whether or not you can make the payments. If you cannot make payments, you could lose your home through foreclosure.
- **Bait-and-switch schemes:** The lender may promise one type of loan or interest rate but without good reason, give you a different one. Sometimes a higher (and unaffordable) interest rate doesn't kick in until months after you have begun to pay on your loan.
- **Loan Flipping:** A lender refinances your loan with a new long-term, high cost loan. Each time the lender "flips" the existing loan, you must pay points and assorted fees.
- **Packing:** You receive a loan that contains charges for services you did not request or need. "Packing" most often involves making the borrower believe that credit insurance must be purchased and financed into the loan in order to qualify.
- **Hidden Balloon Payments:** You believe that you have applied for a low rate loan requiring low monthly payments only to learn at closing that it is a short-term loan that you will have to refinance within a few years.

Other unregulated predatory lending businesses have offered very low interest rates for home loans in order to entice less knowledgeable homeowners or homebuyers to take out a loan. These businesses often charge

⁷⁷ WA State Department of Financial Institutions website information, www.dfi.wa.gov.

extremely high fees and/or include quickly escalating interest rates which go far beyond regulated lending industry standards. Persons with limited financing experience, limited English skills or fear of loss of their property if immediate lending is not approved often fall prey to these practices and in doing so end up damaging their credit when they are unable to meet payments.

A recent phenomenon is the rise of on-line internet services offering payday loans. Many of these operate outside of the regulations and are not licensed in the State of Washington. A recent cease and desist order was obtained in October 2010 by WDFI against an on-line payday loan business operating out of Costa Rica.

FAIR HOUSING COMPLAINTS

HUD has the responsibility of enforcing the Fair Housing Act. Complaints that are filed may be investigated directly by HUD or may be investigated and processed by local certified agencies. In the state of Washington, the Washington State Human Rights Commission is the certified agency for fair housing and receives reimbursement from HUD under the Fair Housing Assistance Program. The Commission has separate jurisdiction over claims of discrimination covered under State law that are not otherwise covered under federal law.

The Northwest Fair Housing Alliance (NWFHA), located in Spokane, assists people in Eastern and Central Washington who have been discriminated against in housing because of race, color, national origin, disability, familial status (presence of children), marital status, religion, gender (sexual harassment or domestic violence may qualify), or sexual orientation with the investigation and filing of fair housing complaints with the Department of Housing and Urban Development (HUD) and the Washington State Human Rights Commission (WSHRC). Their mission statement indicates the Alliance's goal is to eliminate housing discrimination and to ensure equal housing opportunity for people in Washington State through education, counseling and advocacy.

After a complaint is filed, it is normally investigated to determine whether there is reasonable cause to believe the Fair Housing Act has been violated. HUD will also try to help conciliate the complaint and resolve the issue before taking it further. If conciliation is not reached and there is reasonable cause, the complaint goes before an Administrative Law Judge to be heard. The Administrative Law Judge can order relief, and award damages, attorney's fees and costs. Either the respondent or complainant may choose to have the case decided in Federal District Court.

COMPLAINTS FILED WITH HUD

Over the past five years only four fair housing complaints have been filed with HUD involving cases in the County excluding the City of Yakima⁷⁸. The basis for the formal complaints were national origin (2 cases), disability and race. There were six violations alleged in the four cases reflecting multiple allegations filed in two cases. The alleged violations cited were:

- Discrimination in terms/conditions/privileges relating to rental agreements (3 cases)
- Discriminatory acts under Section 818 such as coercion, intimidating, threatening or interfering with the rights of individuals (2 cases)
- Failure to make reasonable accommodation for disabilities (1 case)

All of these cases are closed and three were closed with a "no cause determination" indicating there was no violation established with the case. These cases, which were closed without a finding, do not provide

⁷⁸ FOIA Request to the Seattle Office of the U. S. Department of Housing and Urban Development. Report of complaints filed between January 1, 2006-December 31, 2010.

sufficient information to demonstrate a pattern of discrimination. However, one case in 2009 involving alleged violation of the rights of a person with disabilities based on a failure to make reasonable accommodation for their needs and for discriminatory terms, conditions or privileges related to a rental agreement was concluded with a successful conciliation/settlement.

COMPLAINTS FILED WITH THE NORTHWEST FAIR HOUSING ALLIANCE

According to the Northwest Fair Housing Alliance (NWFHA), since October 2008 when they began maintaining an electronic database on inquiries, they received a total of 87 contacts from individuals in Yakima County excluding the City of Yakima on issues involving fair housing and non-fair housing issues⁷⁹.

NWFHA records show that three fair housing intakes were processed (excluding duplication of HUD intakes noted above). These cases involved disability (2 cases) and national origin (1 case).

COMPLAINTS FILED WITH THE WASHINGTON STATE HUMAN RIGHTS COMMISSION

In data provided by the Washington State Human Rights Commission, a total of 55 fair housing complaints were filed in Yakima County from 1999 to 2008. There undoubtedly some duplication of the Commission's data with HUD and NWFHA data⁸⁰.

The most common bases for filing the cases were: Disability (13 cases); National Origin (13 cases); Race (12 cases); and Retaliation (8 cases) with the remaining 9 spread among familial status, sex and marital status. The number of cases ranged from 3-4 for the years 1999-2002, gradually to 7-8 cases during the period 2004-06 before dropping to 5-6 in 2007-08.

The primary violations alleged were:

- Terms and conditions of rental agreements (23 cases)
- Reasonable accommodation (7 cases)
- Eviction (6 cases)
- Refusal to rent (6 cases)
- Intimidation (5 cases)
- Other (11 cases)

Records on disposition of the complaints revealed that more than one-half (54%) resulted in a determination of "no reasonable cause", "pre-finding settlement" (11), and the remaining some form of closure without resolution or were otherwise withdrawn.

CONCLUSIONS ON COMPLAINT DATA

Caution should be followed in considering the data on complaints as there are different bases of information (the Commission data does includes City of Yakima data whereas HUD and NWFHA data do not) and different definitions are used among the three agencies.

However, the following observations can be made. The number of complaints made in recent years does not appear to be increasing. Few cases result in actual determinations of cause requiring resolution. Disability, National Origin and Race are the primary bases for filing the complaints. Disputes over the terms and conditions of rental agreements and a lack of reasonable accommodations for disabilities were clearly the most common issues raised by complainants.

⁷⁹ Records of the NWFHA. January 1, 2006 – January 7, 2011.

⁸⁰ Washington State Human Rights fair housing complaints database 1999 – 2008.

IDENTIFICATION OF IMPEDIMENTS & RECOMMENDATIONS

Below are five issues which have the effect of impeding fair housing choices in Yakima County. Several recommendations can be considered to reduce these impediments, some of which can best be implemented through coordinating efforts of local governmental agencies, non-profit agencies and/or planning organizations. Other recommendations may lead to new initiatives or changes in policies or approaches. Many can be considered through cooperative efforts between governmental agencies and local planning groups and organizations that are seeking to increase affordable housing and encourage self-sufficiency among all residents of the county.

1. Hispanics are twice as likely as non-Hispanics to be denied financing when applying for conventional loans to purchase housing and to obtain refinancing of existing mortgages thereby limiting their housing choices.

A review of the 2009 Home Mortgage Disclosure Act (HMDA) data on applications for housing financing reveals that the rate of denial of Hispanic applicants is 33% for conventional loans and 42% for refinancing compared with non-Hispanic applicant's rate of 17% and 23% respectively. Discussions with bankers and real estate brokers and organizations assisting minorities to obtain housing financing, as well as revealed that the difficulties may stem from a lack of documentation of citizenship, lack of documentation of actual earned income, limited income, lack of understanding of the lending requirements, lack of understanding of loan application requirements, and poor rental or credit history.

In addition, advocates of minority and disabled groups have indicated that consumers are generally not aware of their rights and responsibilities under the Fair Housing Laws.

Recommendations:

- Support community activities that provide workshops, training and information on housing choices to racial/ethnic minorities and persons with limited language skills. Support the provision of citizenship classes.
 - When marketing the HOME Program activities such as homeownership new construction and rehabilitation, be certain that the agency displays the fair housing logo among its materials and places of business, provides prospective applicants with information on their fair housing rights, and assists them to obtain counseling on financing and refinancing as appropriate. As the HOME Program website is further developed, add information and logos on fair housing.
 - Provide households representing racial and ethnic minorities with affirmative opportunities to participate in HOME Program homeownership activities.
- 2. Rental housing vacancy rates are extremely low making it difficult for persons with limited income, poor credit history, large families, disabilities requiring accommodation, no citizen documentation and or unverified income sources to compete for limited standard rental housing meeting the needs of prospective renters. These characteristics are more frequent among minorities, large families and disabled persons.**

Some of the same reasons minorities fare poorer than whites in obtaining and retaining homeownership, also result in creating barriers to their ability to find standard rental housing meeting their needs. According to agencies providing case management and services to low income populations, weak rent history, an inability to document income, applicant fears related to undocumented family members, discrimination against persons with Section 8 Vouchers, large families and a lack of understanding of their rights under landlord-

tenant laws, make it difficult for low-income populations and minorities to find and retain housing affordable to them.

Yakima County apartment vacancy rates in March 2010 were a very low 3.2%, the second lowest rate for metropolitan areas in the state (compared to 6.1% statewide and a 5% rate which is considered a “healthy market rate”). For 2 bedroom units it was even lower at 2.4%, indicating that families had even fewer choices than singles and couples.

Hispanic populations are at a major disadvantage as 72% of Hispanic renter households have “housing problems” (cost burdened or overcrowding) compared to all County renters at 52%. Representing 41% of the total population in the HOME Consortium, the affected Hispanic population is a significant segment of the population in the area. While representing less than 1% of the Consortium population, African-American households have incomes at less than 50% of the median in the area.

The impact of these factors is that minorities and Hispanics are often forced to take rental housing that is too small for their needs, is in substandard or dilapidated condition or is otherwise poorly maintained.

Finally, landlords may not be fully aware of their responsibilities, particularly related to persons with disabilities.

Recommendations:

- Promote programs and activities that offer the opportunity to construct new affordable rental housing programs serving lower income populations. Encourage programs and projects which most closely meet the specific needs of the disabled, large families, lower income populations and the elderly.
- Utilize the HOME Program as a subsidy to support the construction of affordable rental housing (this is currently planned for a second year activity).
- Support activities which provide counseling to renters on their rights
- Support local efforts and activities to provide landlords with information and understanding of fair housing rights of renters.

3. Disadvantaged populations often do not have the necessary English language skills, financial literacy, and/or credit management skills to obtain and maintain affordable housing.

Area lenders and realtors have identified that many prospective borrowers have difficulty in understanding the potential pitfalls and ramifications of borrowing. Many borrowers do not understand “balloon” payment provisions and refinancing charges. Language is a major barrier to comprehension as fully 10% of the HOME Consortium Hispanic population is “linguistically isolated” meaning they are unable understand complicated rules and regulations.

Many low- moderate-income households lack simple budgeting skills and skill in landlord/tenant relations. Others require preventative education to assist them in avoiding situations that may damage their credit or rent history such as experiences with the many predatory lenders that set up shop in low income and minority areas. Discussions with credit counselors, lenders and social services agencies indicate that predatory lending practices are a major issue, particularly among the lowest income groups. Predatory lending often causes the borrower to go further into debt and ultimately ruin their credit. The result can lead to reducing their housing choices in future years.

Finally, persons with disabilities have similar issues and often must rely on family members or case managers to advocate for them and protect their rights.

Recommendations:

- Support programs and activities which focus on improving self-sufficiency skills and/or assist low income persons with budgeting skills and knowledge of budgeting, home maintenance, credit management, loan terminology and financing, real estate transactions, tenant/landlord relations, and the dangers of predatory lending.
- Support activities which provide classes on English as a second language to persons with limited language skills.
- Wherever feasible, encourage bi-lingual instruction in any public workshops on housing and encourage and support the efforts of the banking and real estate industry to provide culturally sensitive, bi-lingual assistance to homebuyers, renters and borrowers.
- Seek funding and/or assistance of community agencies to expand education to low- and moderate income persons to provide them with tools and understanding to prevent poor credit and rent histories. Encourage cooperative efforts of city government, local lenders, local realtors, local legal assistance and counseling programs and the state to expand the set of educational and support tools for targeted populations.

4. The current housing stock does not meet the needs of low-income and minority populations. Many minority families have larger than average family sizes and need larger homes or apartments to prevent overcrowding.

There already is an insufficient supply of standard, large apartments in the County. However, this situation has only worsened in recent years. Between 1990-2000, the number large families (five or more persons) in the County grew by 28%, a pace new construction would not be able to match. This trend has continued into the following decade.

Permits for multi-family housing have fallen far behind demand. In 2000, 36% of the County population was renters. However, 83% of housing permitted in the first 8 years of the decade were single family homes. This trend increased in the last 4 years to 90% of the units permitted for single family housing.

Affordability becomes an issue as the large apartments are almost non-existent, forcing large families into large single family homes which tend to have much higher rents than large apartments.

The lack of resources to construct multi-family housing at rents affordable to lower income households is a major barrier to housing choice. Subsidies are needed to encourage the development of new rental housing meeting this demand. Unfortunately, two major sources of public assistance to support new housing development, the State Housing Trust Fund and the 2060 Housing Assistance Fund have been reduced to a fraction of their pre-Recession levels. Funds for infrastructure to support new subsidized housing construction are similarly in limited supply and state infrastructure grant funds are limited to supporting existing housing.

Recommendations:

- Encourage consideration of inclusionary zoning and other actions which support affordable housing in the updating of local planning documents.
- Encourage the development of affordable rental housing by housing developers and housing authorities, including housing which is suitable for the needs of large families.
- Encourage the development of new housing resources in locations close to jobs, transportation and services, utilizing "in-fill" sites wherever feasible.

5. There is a lack of affordable and accessible permanent supportive housing choices for persons with disabilities, including chronic homeless persons; persons with developmental disabilities, mental illness and chronic substance abuse; and among persons in need of adult care.

Fourteen percent of the County population is considered disabled. As a result of restructuring of social services during the Recession, Title 19 funds and Senior Citizens Act Funds have been deeply cut. Discussions with elder care agencies indicate that there are not enough adult group homes to care for seniors who have challenging behaviors or severe disabilities. In addition, there is a general lack of preparedness on the part of the general population of the need to plan for long-term care for themselves and older family members.

As a result, many find themselves without adequate care in their later years. There is a significant population with mental health issues that lacks both adequate housing and services. A new emphasis on ending homelessness offers the opportunity to develop programs and activities that have a major impact on the seriously mentally ill and chronic substance abusing population that is at risk of homelessness or has fallen into homelessness. The County's Ten Year Plan to End Homelessness recognizes the need for additional permanent supportive housing resources for persons with disabilities.

Another looming mismatch of housing stock with need is the "aging out" of "Baby Boomers" who are now entering retirement stage. It is estimated that the over 65 population in the County will grow from 11% to 14% of the population in the next 20 years. This will mean the need for a significant amount of small, affordable apartments and group homes (and services) for those needing care.

Recommendation:

- Consider in long-range housing planning efforts the trending housing needs of the elderly and the disabled.
- Continue to aggressively pursue on an annual basis the McKinney-Vento Homeless Program bonus funds to increase permanent supportive housing resources in the county.
- Advocate for the retention or restoration of critical social service programs supporting the most severely disabled populations.

ATTACHMENT B – SERVICES NEEDS ASSESSMENT

HOMELESS SERVICES NEEDS ASSESSMENT



**Prepared by the Homeless Network of Yakima County –
Services Committee
2011**

EXECUTIVE SUMMARY

This report presents the findings of a detailed study to assess the barriers of self-sufficiency. This is a major effort to develop a coordinated approach to the issue. The Homeless Network of Yakima County Services Committee is comprised of multiple service providers and members of the community who are associated with addressing the need for prevention and services around the most basic of needs in Yakima County. The committee will assist in determining gaps in emergency and homeless services in the continuum of care and make recommendations to the Executive Committee on how to best close those gaps in relation to the *Ten-Year Plan to End Homelessness in Yakima County*.

The *Yakima County Homeless Services Needs Assessment* is intended to assist community planners in determining the need for additional services within County Boundaries.

KEY FINDINGS

This report shows that Yakima County residents have diverse service needs based on household size, income, householder age, and many other factors. The following are summary of the report's key findings.

Yakima County is growing, but at a slower rate than the state or nation. Between 1990 and 2000 the County's population grew by 33,758 residents which was an increase of 18%. However growth in the County between 2000 and 2009 dropped to 7%. While overall growth has slowed, large (5+) families increased by 38%. 2010 also marked the first year of retirement for "Baby Boomers". Between 2015 and 2030 the population 65 and over is projected to increase significantly from 11% to 14% requiring additional senior services.

Yakima County's median household income decreased 8.8% in 2009 while the State's increased by almost 2%. Yakima County has more than twice the rate of families living below the poverty level than the state. Almost two-thirds of single women with children under 5 are living in poverty. Additionally, 1 in 4 children of all families are living in poverty – the highest rate in the state.

A report from 2-1-1 shows that the largest portion of unmet need from is for utility and housing cost assistance. The third highest is for transportation assistance. Family do not currently have the means to meet these needs and the community does not have enough resources to address those needs. This is further supported by the fact that of those individuals who are homeless, the inability to pay/rent or mortgage is listed as the number one cause.

The top five listed needs from the Point in Time Survey included Job Training, Health Care, Transportation, Food, and Education. Less than 90% responded that they had not services needs. This is further supported by individuals accessing services in the community which indicated that the Employment, Food, and Shelter domains were where individuals were experiencing crisis or vulnerability. None of the clients measured indicated they were empowered.

The number one service provided by agencies who track in the local database is shelter followed by transportation assistance and basic need assistance.

INTRODUCTION

The Yakima County Homeless Services Needs Assessment is intended to assist community planners in determining the need for additional services within County Boundaries. The Needs Assessment focuses on data obtained from the US Census, Point in Time Data, Data gathered by the Arizona Self-Sufficiency Matrix and the HMIS system.

SERVICES COMMITTEE

The Homeless Network of Yakima County is taking action in 2010-11 to assess the barriers of affordable housing. This is a major effort to develop a coordinated approach to the issue. The Homeless Network of Yakima County Services Committee is comprised of multiple service providers and members of the community who are associated with addressing the need for prevention and services around the most basic of needs in Yakima County. The committee will assist in determining gaps in services in the continuum of care and make recommendations to the Executive Committee on how to best close those gaps in relation to the *Ten-Year Plan to End Homelessness in Yakima County*. To best make these recommendations, the committee will do the following:

- Expand Homeless Outreach Services
- Compile, Analyze, and disseminate Best Practices and Innovations regarding emergency, prevention and supportive services.
- Inventory current services system and address the gap between existing services and those that are needed.
- Advocate and educate the public and consumers regarding the issues impacting basic needs.
- Creation of an Emergency Preparedness Plan for the unsheltered population

The successful development of the Yakima County Homeless Services Needs Assessment represents a major effort involving several key organizations and individuals. The dedication of the following has provided the opportunity for the County to conduct long-range planning that will lead to the expansion of affordable housing opportunities for all residents of the County:

COMMITTEE MEMBERS

David Brown	Dave Hanson	Robin Perches	Tim Sullivan
Sonya Bueno	Karen Hilbert	Laura Phillips	Cody Tusler
Mitchell Desgrosel	Kristi Hunziker	Gary Rhode	Rosa Uberuaga
Carole Folsom Hill	Stacy Kellogg	Annette Rodriguez	
Tom Gaulke	TJ Mattingly	Sophia Sanabria	
Janice Gonzales	Carole Miller Rhodes	Lisa Sargent	
David Hacker	Lee Murdock	Lisa Simmons	
Rhonda Hauff	Drew Pease	Nichole Southard	

BOARD OF YAKIMA COUNTY COMMISSIONERS

The Homeless Network of Yakima County serves as an advisory board to the Board of Yakima County Commissioners:

- Michael D. Leita, Chairman

- Kevin J. Bouchey, Commissioner
- J. Rand Elliott, Commissioner

DATA

This section of the Needs Assessment looks at data that is available from various sources to measure the following:

- Population and demographic trends
- 211 Unmet Need trends
- Point in Time Data and Trends
- Arizona Self-Sufficiency Matrix
- HMIS Reporting

POPULATION AND DEMOGRAPHIC DATA

Between the 1990 and 2000 Census, the population within the County grew by 18%, less than the Washington State growth rate of 21%. Between 2000 and 2009, the County population increased 7%, again less than both the state and the nation.

Table 28 - Population Change 1990, 2000, and 2009

Location	Year		Change 1990-2000	Year 2009 ⁸³	Change 2000- 2009
	1990 ⁸¹	2000 ⁸²			
Total Yakima County	188,823	222,581	18%	238,400	7%
Washington State	4,866,692	5,894,121	21%	6,668,200	13%
United States	248,709,873	281,421,906	13%	307,006,550	9%

Yakima County is projected to grow by 25% between 2010 and 2030, about the same rate as Washington State as a whole.

Table 29 - Projected Population Change, Yakima County 2000-2030⁸⁴

Period	Change	Births	Deaths	Migration
2000-05	6,719	21,632	8,468	-6,445
2005-10	12,146	22,434	8,603	-1,685
2010-15	16,421	22,988	8,910	2,343

⁸¹ US Census 1990

⁸² US Census 2000

⁸³ Washington State Office of Financial Management; Forecasting Division, *April 1 Population of Cities, Towns, and Counties*, 2009

⁸⁴ Washington State Office of Financial Management, Forecasting Division; *Washington State Growth Management Population Projections for Counties: 2000 to 2030, Medium Projections*, 2007.

2015-20	15,125	24,046	9,209	288
2020-25	14,476	25,242	9,659	-1,107
2025-30	12,894	26,387	10,321	-3,172

Through 2015, the age of Yakima County's population is projected to remain relatively unchanged. However, between 2015 and 2030 the population 65 and over is projected to increase significantly from 11% to 14%. The population aged 85 and older is projected to remain steady at 2%.⁸⁵

Like the rest of the US population, Yakima County's population is beginning to see growing numbers in its older population, as people born during the Baby Boom near retirement age. Between 2000 and 2009, the population aged 45 and over grew from 31% to 35% of the total population. As this generation nears retirement, there will be a growing need for more housing for seniors and assisted or supportive living units, as well as smaller housing units. By law, this population is eligible to live in legally "age-restricted" communities.

Table 30 - Projected Age of Population, Yakima County 2000-2030⁸⁶

Age	2000	2005	2010	2015	2020	2025	2030
Birth to 19	35%	34%	34%	34%	34%	33%	33%
20 to 44	34%	34%	33%	34%	34%	33%	33%
45 to 64	20%	21%	22%	21%	20%	20%	21%
65 and older	11%	11%	11%	11%	12%	13%	14%
Total Population	222,581	229,300	241,446	257,867	272,992	287,468	300,362

Currently the population of the County is relatively young with one-third of the population is under 19 years old. The median age in the County is 31.2 as compared to 35.3 for the State as a whole.

Table 31 - Age of Population, Yakima County 2009⁸⁷

Age	Location	
	Yakima County	State
Birth to 19	33%	27%
20 to 44	32%	35%

⁸⁵ Washington State Office of Financial Management, Forecasting Division; *Yakima County Population Projection: Medium Series*, 2007.

⁸⁶ Ibid.

⁸⁷ Washington State Office of Financial Management; *Intercensal and Postcensal Estimates of April 1 County Population by Age and Sex: 1990-2009*, September 2009.

45 to 64	23%	27%
65 and older	12%	12%
Median Age	31.2	35.3

In Yakima 70.1% of residents obtained a high school diploma or higher level of education as compared to 89.7% for the State.

Table 32 - Educational Attainment 2009⁸⁸

Educational Level	Yakima County	WA State
Less than 9th grade	16.40%	3.90%
9-12 Grade – no Diploma	13.50%	6.40%
High School Diploma or Equivalency	27.40%	24.00%
Some College	21.20%	25.40%
Associate Degree	6.90%	9.30%
Bachelor's Degree	8.70%	19.90%
Graduate or Professional Degree	6.00%	11.10%

In Yakima County, the unemployment rate (12.4) was nearly double that of the state (6.3) in 1991. After that time, however, Yakima County's rate slowly declined to (8.5) – a level slightly below that of the state in 2009 (8.9).

⁸⁸ American Community Survey, One Year Estimates, 2009

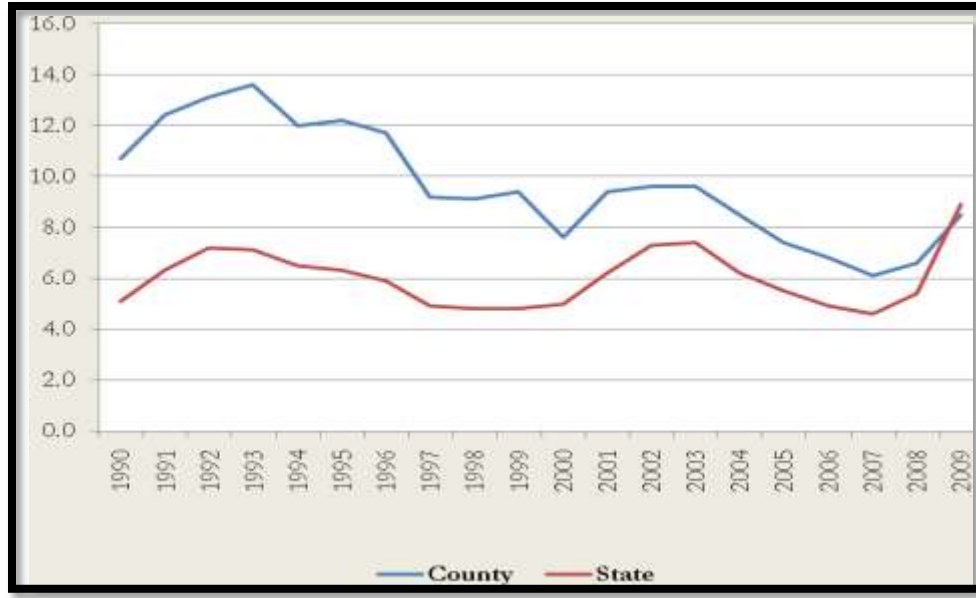


Figure 13 - Unemployment Rate 1990-2009⁸⁹

The unemployment rate in the first quarter of 2010 rose rapidly from the same time in 2009: the March 2010 unemployment rate for Yakima County was 10.6, compared to 9.5 in 2009. The rate for the state was 9.9 and 9.2 respectively.⁹⁰

Table 33 - Biennial Unemployment Rate 1991-2009⁹¹

	1991	1993	1995	1997	1999	2001	2003	2005	2007	2009
Yakima County	12.4	13.6	12.2	9.2	9.4	9.4	9.6	7.4	6.1	8.5
Washington	6.3	7.1	6.3	4.9	4.8	6.2	7.4	5.5	4.6	8.9

Between 2000 and 2008, Yakima County's median household income rose 30%, compared to 24% in the U.S. and 21% in the state. However, during 2008 and 2009 median household and family income decreased in Yakima County while increasing in the state.

⁸⁹ *Not Seasonally Adjusted. Source: United States Bureau of Labor Statistics; *Local Area Unemployment Statistics Searchable Database*, 1990-2009.

⁹⁰ Washington State Employment Security Department, *Washington Labor Market Quarterly Review*, March 2009.

⁹¹ *Not Seasonally Adjusted. United States Bureau of Labor Statistics; *Local Area Unemployment Statistics Searchable Database*, 1990-2009.

Table 34 - Income 2008 and 2009 Comparison

Income Measure	Yakima County			Washington		
	2008 ⁹²	2009 ⁹³	Change	2008	2009	Change
Median household income	\$45,242	\$41,249	8.826% decrease	\$55,591	\$56,548	1.722 % increase
Per capita income	\$18,995	\$18,150	4.449 % decrease	\$29,027	\$28,847	0.62 % decrease
Median family income	\$48,879	\$46,979	3.887 % decrease	\$66,642	\$68,360	2.578 % increase

In Yakima County, 16.6 % of families have an income that is below the federal poverty level – more than twice that of the state in 2009. Almost two-thirds of single women with children under 5 years old are living in poverty in Yakima County. One out of 4 children of all families are living in poverty in Yakima County – almost twice that of the state.

Table 35 - Percentage of people whose income in the past 12 months is below the poverty level⁹⁴

Population Type	Yakima County	Washington
Families*	16.6%	8.1%
Families with children < 18 years	25.5%	13.0%
Families with children <5 years	31.4%	14.0%
Families with female householder, no husband present	40.3%	26.6%
Female householder no husband present, with children < 18 years	49.0%	34.1%
Female householder no husband present, with children < 5 years	62.0%	41.0%
All People	22.2%	12.3%
Related children under 18 years	32.6%	15.8%
Related children under 5 years	38.1%	18.1%
65 and over	12.2%	7.7%

⁹² American Community Survey, One Year Estimates, 2008

⁹³ American Community Survey, One Year Estimates, 2009

⁹⁴ Ibid.

Medical facilities, school systems and local government are among the top employers in the county. In addition, the area depends on the agricultural sector for much of its employment. Opened in 2003, the Wal-Mart Distribution Center in Grandview created a significant number of new jobs in the county.

Table 36 -Major Employers, Yakima County 2009⁹⁵

Top Private Employers	# of Employees
Yakima Valley Memorial Hospital	2,200
Wal-Mart	1,500
Yakima Valley Farm Workers Clinic	1,181
Yakima Regional Cardiac & Medical Center	942
AB Foods	850
Yakama Nation Legends Casino	634
Tree Top	540
Rainier/Zirkle Fruit	500
Shields Bag & Printing	476
Central WA Comprehensive Mental Health	340
Ace Hardware Distribution Center	325
E.P.I.C.	310
Sno-kist Growers	302
Matson Fruit	300
GE Aviation Systems	297
Jack Frost Fruit	288
Del-Monte Foods	282
Yakama Forest Products	270
Monson Fruit	270
Safeway Stores	262

⁹⁵ Yakima Valley Development Association; *Top Employers*, 2009.

Top Public Employers	# of Employees
Yakima School District, No. 7	1,731
Yakima County	1,224
Division of Social & Health Services (DSHS)	961
City of Yakima	753
Sunnyside School District	670
Yakima Army Training Center	550
West Valley School District	490
Yakima Valley Community College	467
Toppenish School District	366
WA State Department of Transportation	361
Selah School District	344
Grandview School District	341
East Valley School District	286

In the Yakima County area, between 1990 and 2000, the number of non-family households decreased by 6%. At the same time, large (5+) families increased by 38%. The average household size is an average of 2.96 per household.

Table 37 - Change in Household types 1990-2000⁹⁶

Type of Household	Yakima County	
	2000	% Change
Family households:⁹⁷	54,584	13%
Small (2-4)	41,674	8%
Large (5+)	12,910	38%
Single:	15,901	6%

⁹⁶ US Census, 2000

⁹⁷ A family household is a household maintained by a householder who is in a family, defined as a group of two people or more related by birth, marriage, or adoption and residing together, and includes any unrelated people who may be residing there.

Single Elderly	7,117	1%
Nonfamily households:	19,409	-6%
Small (2-4)	3,388	21%
Large (5+)	120	3%
Total Households	73,993	12%
Average household size	2.96	

Sixty-Four percent of Yakima County householders owned their homes in 2000, compared with 65% in the state as a whole. More individuals owned homes, but 5% fewer families owned their own home.

Table 38 - Tenure by Type of Household 2000⁹⁸

Location	Total Units	Householders who:		Single Individuals who:		Elderly (65+) Singles who:		Non-Family Households who:		Family Households who:	
		Own	Rent	Own	Rent	Own	Rent	Own	Rent	Own	Rent
Total Yakima County	73,993	64%	36%	54%	46%	63%	37%	52%	48%	69%	31%
Washington State	2,271,398	65%	35%	49%	51%	63%	37%	47%	53%	74%	26%
United States	105,480,101	66%	34%	52%	48%	66%	34%	50%	50%	74%	26%

2-1-1

In May 1997, United Way of Atlanta created the concept of using 2-1-1 as a dialing code to access information and referral services. In 1998 a group of information and referral programs, local United Ways, human service providers and interested citizens began meeting to discuss how to bring 2-1-1 to Washington State. After almost three years of active discussion the group determined they needed a more formal structure to coordinate the development of a state 2-1-1 system.

2-1-1 is an easy-to-remember phone number for people to call for health and human service information and referrals and other assistance to meet their needs. It provides real-time tracking of community needs, allowing policy makers and funders to make informed decisions about resource allocation. In Yakima County, 2-1-1 Information Services is hosted by People For People.

⁹⁸ US Census, 2000

Yakima's 211 Call Center which provides Information and Referral services for 15 Counties in Central Washington reported 36,019 calls from Yakima County last year, which accounted for almost 58% of the 62,309 calls made in Eastern Washington.

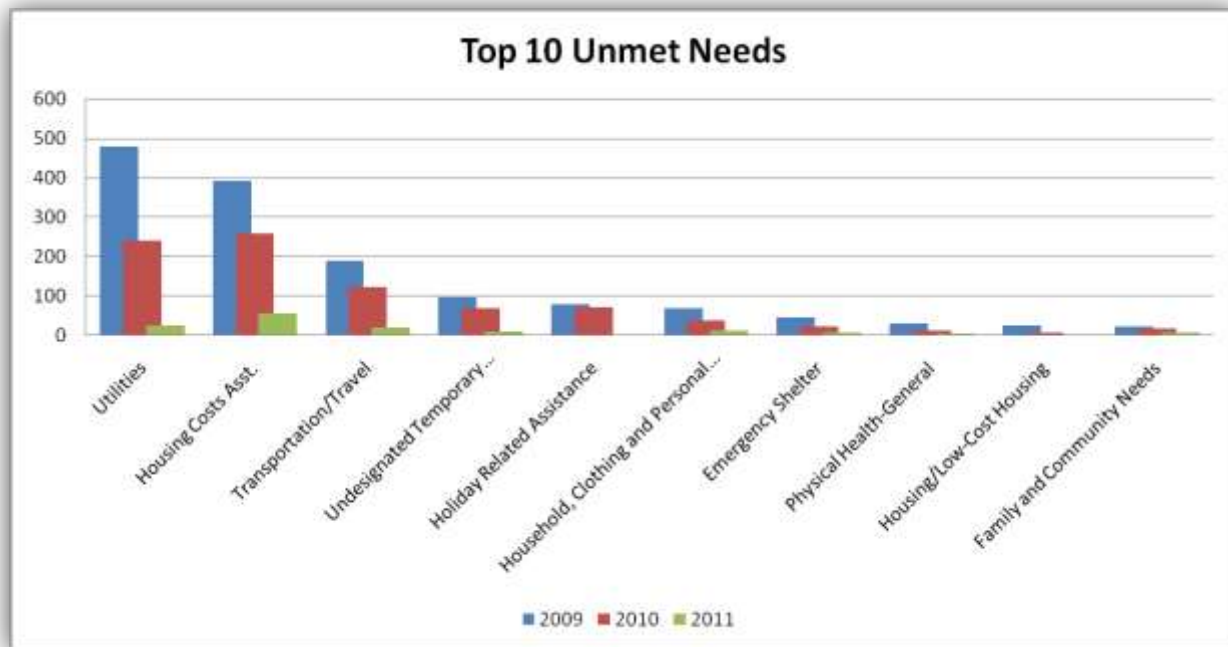
Since 2009, data relating to unmet needs has also been collected for Yakima County. The reasons that the need went unmet include the following:

- Client Ineligible for Program
- Client Refused Referrals
- Client Terminated Call
- Contacted all available programs
- No financial assistance available
- No program found to meet need
- No Transportation
- Previously accessed available resources
- Program full/waiting list
- Too late to apply for program

The categories for the unmet needs include the following:

- | | |
|--|--|
| • Utilities | • Licensing/Permits |
| • Housing Costs Asst. | • Public Safety |
| • Transportation/Travel | • Senior/Disabled Adult Care |
| • Undesignated Temporary Financial Aid | • Tax Assistance - Other |
| • Holiday Related Assistance | • Transitional/Specialized Housing |
| • Household, Clothing and Personal Goods | • Request for Address or Telephone Number |
| • Emergency Shelter | • School Supplies |
| • Physical Health-General | • Donation |
| • Housing/Low-Cost Housing | • Voicemail |
| • Family and Community Needs | • Bankruptcy |
| • Free Tax Preparation/EITC | • Credit Counseling/Debt Management |
| • Legal | • Domestic Violence |
| • Physical Health-Dental | • Education-Continuing Education/Vocational Training |
| • Mental Health/Behavioral Health | • Education-ESL Classes |
| • Food/Food Bank Information | • Education-Higher Education |
| • Government Assistance | • Education-K-12 |
| • Childcare | • Social Insurance Programs |
| • Employment | • Mortgage Foreclosure |
| • Substance Use/Issues | • Physical Health-Medical |
| • Disaster | • Diagnosis/Treatment |

The following chart illustrated the trends over the last three years for the top 10 categories. Utility and housing needs assistance has consistently remained the number one unmet need⁹⁹:



POINT IN TIME

The purpose of the Yakima County Point in Time Survey is to determine the number of unduplicated homeless individuals living in Yakima County on a given day. The Homeless Network of Yakima County reviews the results, identifies gaps in services, and develops and implements plans to close the gaps.

In recent years, the Point in Time Survey has also included staging areas to assist in the distribution of needed items and services to homeless individuals. In 2009, these staging areas were built on a national model called Project Homeless Connect. This addition assists the community in supporting and creating lasting solutions for homeless residents of Yakima County by providing easy access to services that support the transition of homeless individuals and families off the streets and into housing.

While the main goal of the Point in Time Survey is to determine the number of homeless individuals in Yakima County, the Project Homeless Connect component augmented this goal by doing the following:

- Improving access to services and housing for homeless individuals and families;
- Engaging and increasing the collaborative involvement of homeless consumers, businesses, the non-profit community, and individual volunteers to work together to create solutions to homelessness;
- Improving the system of care by creating opportunities for collaboration and sharing of best practices among Yakima's homeless provider community;

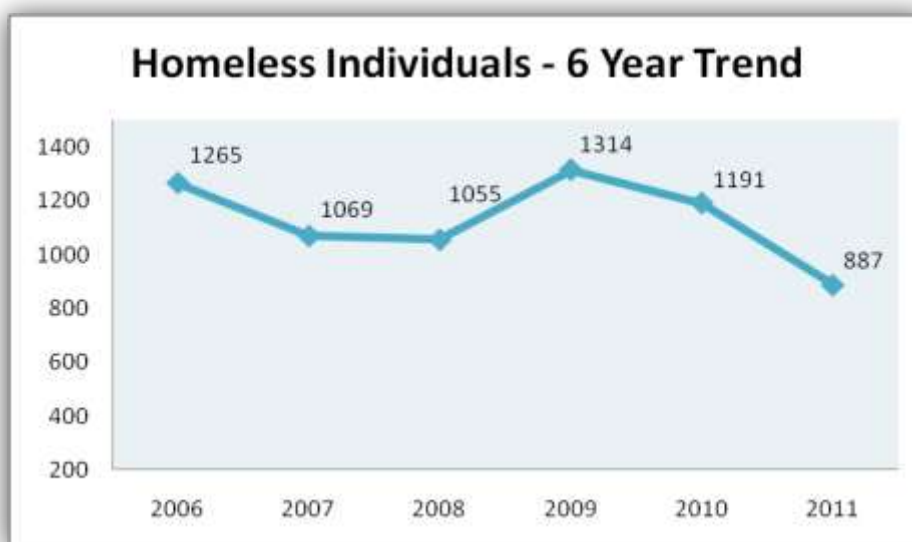
⁹⁹ 2011 data only tracks from January to April.

- Leveraging private, corporate, and foundation money and in-kind support to augment city efforts to increase housing options and build service capacity for homeless individuals and families.

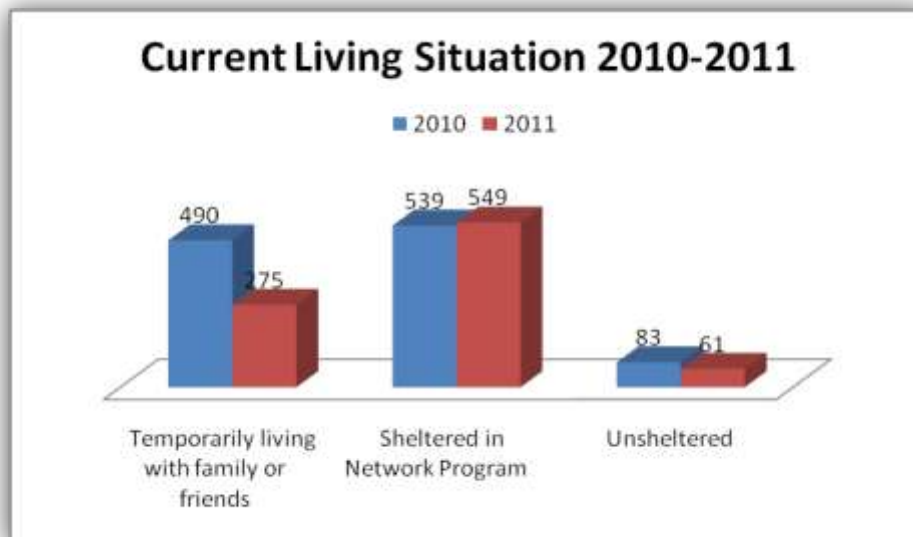
Two Project Homeless Connect events were conducted on January 27, 2011, one in the City of Yakima and one in Sunnyside. Additionally, there were three staging areas in Wapato, Toppenish, and White Swan where participants could receive donations and complete the Point in Time survey. This was the first year that a staging area was placed in White Swan, primarily due to the results in last year's counts.

The results discussed below only show a portion of the results from these events. For a more comprehensive report, please contact the Yakima County Department of Human Services for a copy of the 2011 Project Homeless Connect for Yakima County Wrap-up Report.

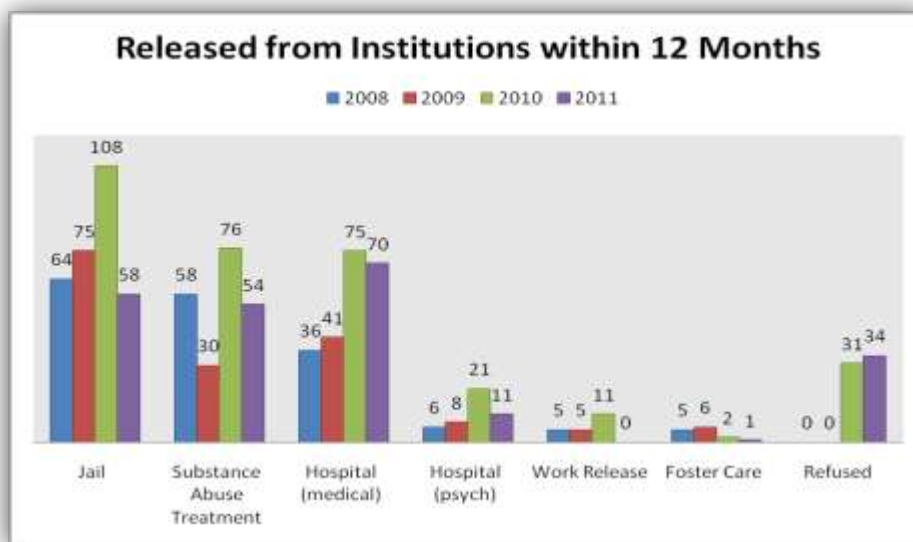
In the last year, there has been a 25.5% decrease in the overall number of individuals experiencing homelessness.



The number of individuals housed in Community Programs has remained fairly stable; the large decrease came primarily from those who were "Couch Surfing" or staying with friends and family.



While there has been an across the board decrease in the number of households who had individual members who had been released from an institution in the last year, there is still a total of 228 positive responses or 25% of the population indicating a service need.



Inability to pay rent/mortgage is still the number one reported cause which corresponds with the 211 Unmet Need data. Of the 581 households – 538 reported on causes for their homelessness.

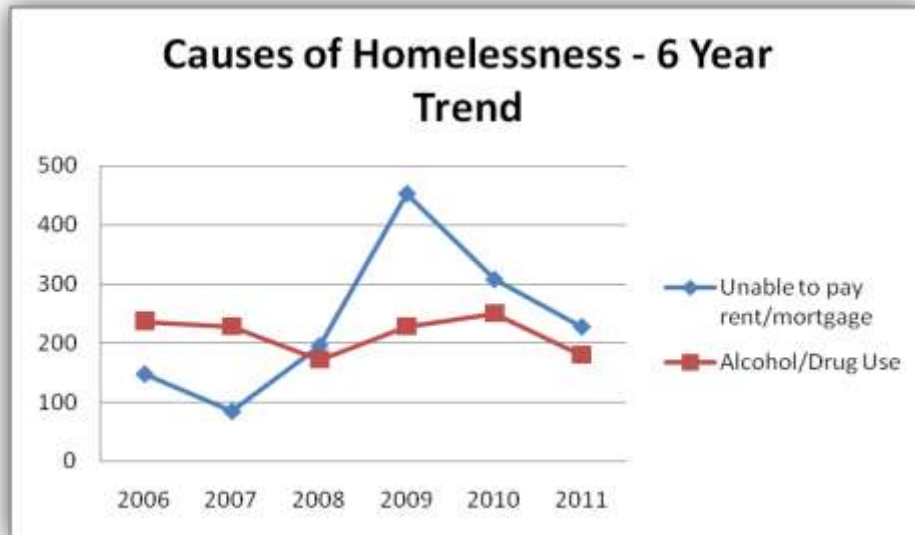
Reported Cause ¹⁰⁰	2010	2011	% Change
Unable to pay rent/mortgage ¹⁰¹	308	228	25% decrease
Alcohol /Drug use	250	180	28% decrease

¹⁰⁰ Up to five causes could be selected for each household

¹⁰¹ Includes eviction for nonpayment

Job Loss	233	196	16% decrease
Family Break-up	164	117	29% decrease
Mental Illness	90	106	18% increase

The inability to pay rent/mortgage surpassed Alcohol/Drug use in 2008 as the number one reported cause.



Of 581 households, 550 identified their top 5 priority Needs; only 60 of those 550 households indicated that they had no service needs.

Need	Ranking	Need	Ranking
Job Training/Placement	284	Church/Spirituality	97
Health Care	282	Legal Assistance	66
Transportation	249	Socialization	66
Food	203	None	60
Education	178	Child care	58
Dental	160	Veterans Services	24
Social Security	148	Credit Counseling	24
Clothes/Blankets	145	DV Services	21
Mental Health Care	141	Vision	1
Counseling	140	Baby Needs	1
Substance Abuse TX	106		

ARIZONA SELF-SUFFICIENCY MATRIX

This section summarizes data gathered from the families who are participants of the FIESTA program, a collaborative program that serves homeless families as well as individuals and families who participated in the HGAP program.

The FIESTAs collaborative is a partnership between Yakima Neighborhood Health Services, Yakima YWCA, Triumph Treatment Services, and Yakima County Department of Human Services. The HGAP collaborative is a partnership between Northwest Community Action Center, Yakima Interfaith Coalition, Triumph Treatment Services, Yakima County Department of Human Services Veteran's Program, Education Service District 105, and Yakima Neighborhood Health Services. The HGAP program closed in 2009.

Both of these programs participated in a survey based on the Arizona Self-Sufficiency Matrix (ASSM). The ASSM is a tool for evaluating the effectiveness of homeless programs which is used to improve outcomes and assist in making informed decisions regarding program development. Participants of the survey are scored on a scale from 1-5 in the following domains.

- Adult Education
- Childcare
- Children's Education
- Community Involvement
- Employment
- Family Relations
- Food
- Healthcare
- Income
- Legal
- Life Skills
- Mental Health
- Parenting Skills
- Safety
- Shelter
- Substance Abuse
- Transportation/Mobility

The scoring is based on the following definitions:

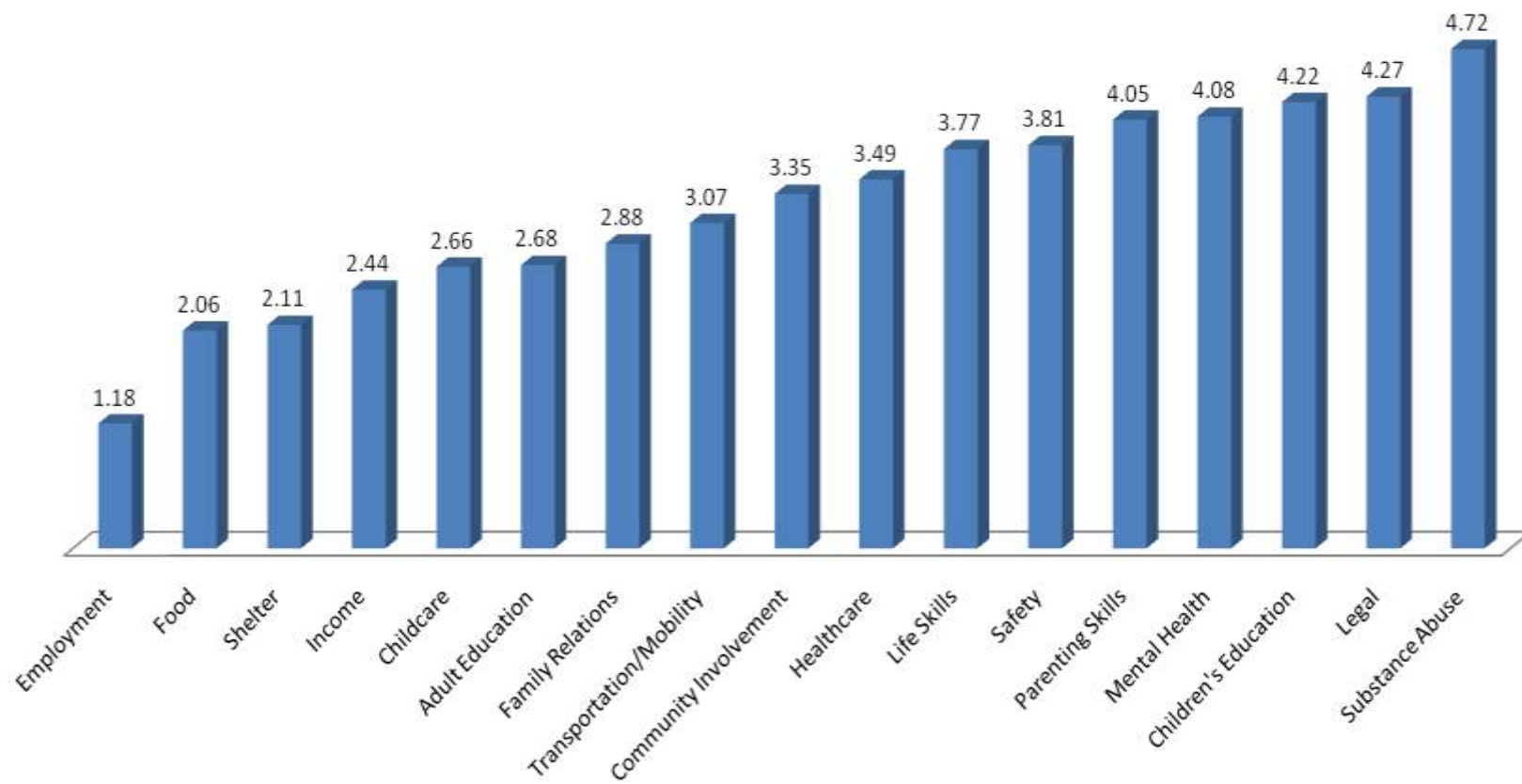
- 1 = In Crisis
- 2 = Vulnerable
- 3 = Safe
- 4 = Building Capacity
- 5 = Empowered

As of March 2011, both of these programs have seen 189 clients. For the purposes of this assessment, only the baseline scores have been analyzed to illustrate the need of a snapshot of clients moving through the various programs offered by Network partners.

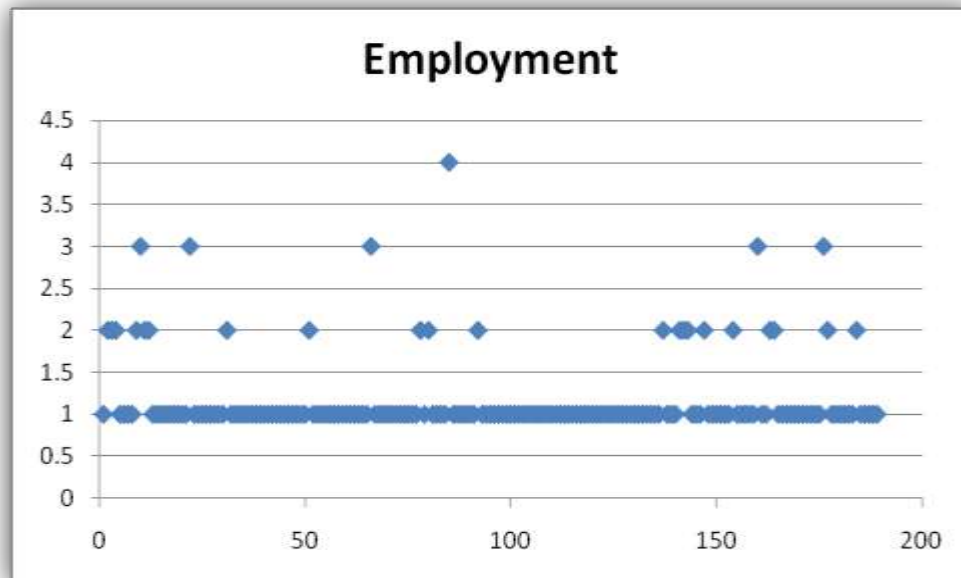
For the following chart, all the baseline scores for each of the 189 clients was averaged and sorted by level of Self-Sufficiency. The following domains saw the most consistent levels of clients being either in crisis or Vulnerable:

- Employment
- Food
- Shelter

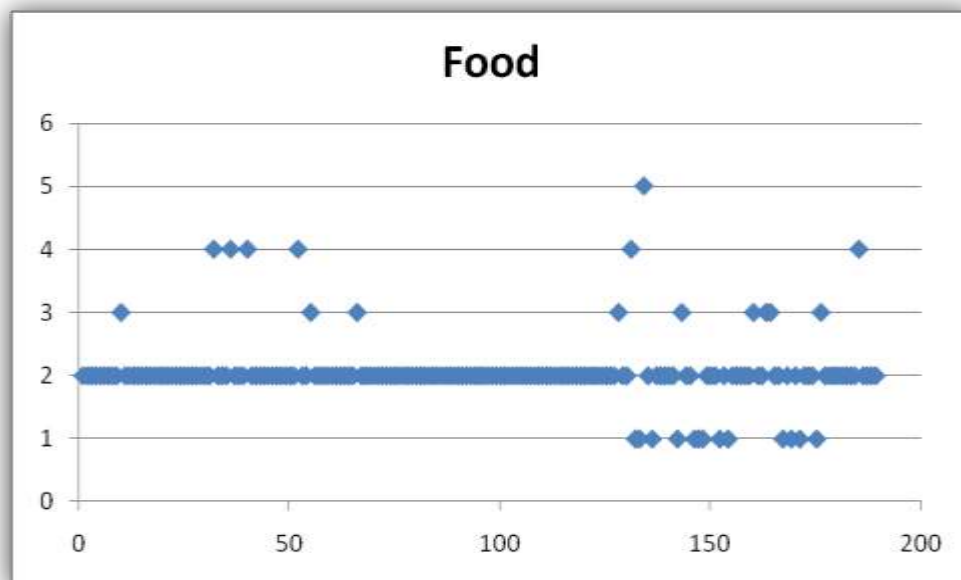
Baseline Scores for all ASSM Surveys



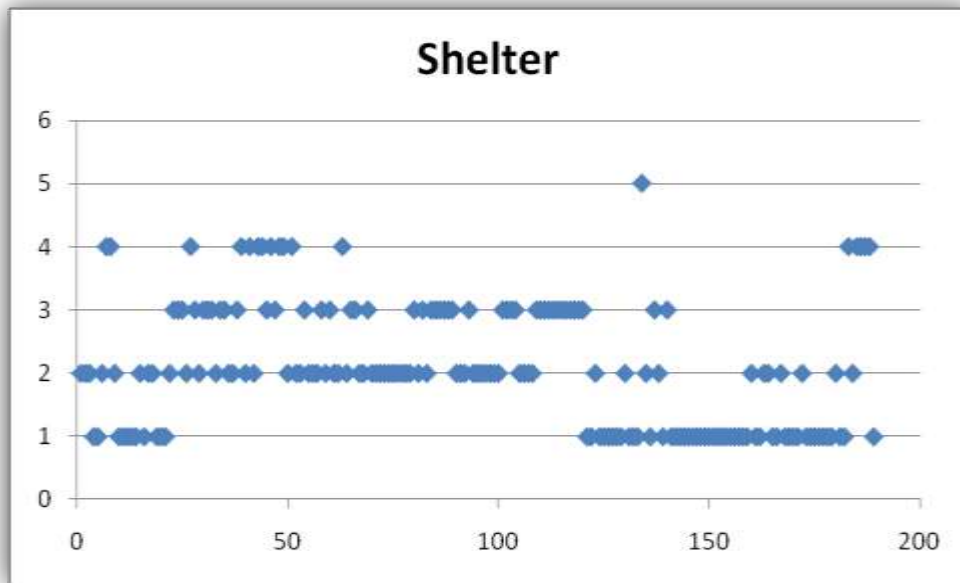
In order to focus more on the 3 domains where clients we either defined as being in crisis or vulnerable, the following scatter charts were created to show where the responses actually landed. The employment domain clearly shows that the majority of the clients had a score of 1 which is defined as “No job”:



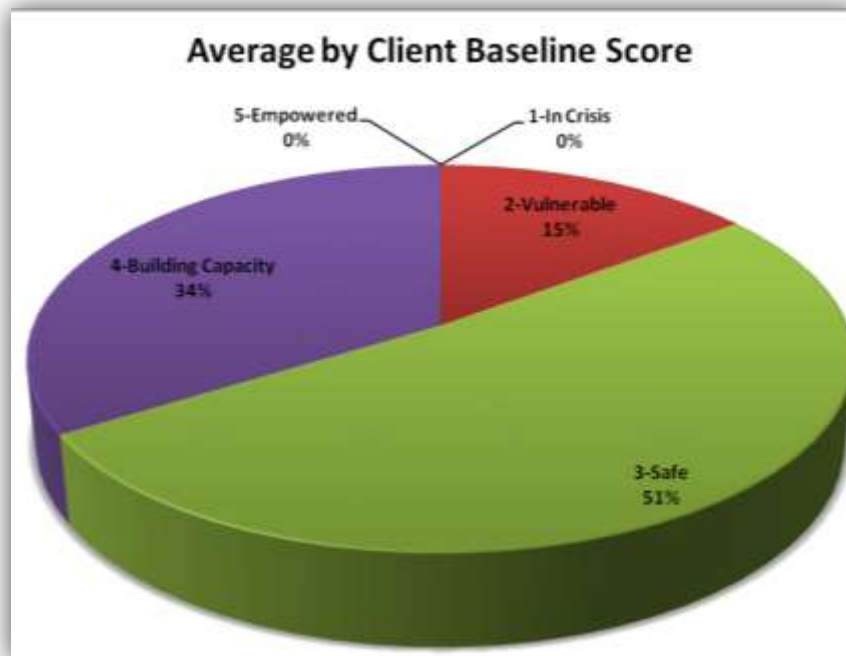
The Food domain shows that most clients had a score of 2 which is defined as “Household is on food stamps”.



The Shelter domain is diverse showing a concentration in both a score of 1, defined as “Homeless or threatened with eviction” and a score of 2 defined as “In transitional, temporary or substandard housing; and/or current rent/mortgage payment is unaffordable”.



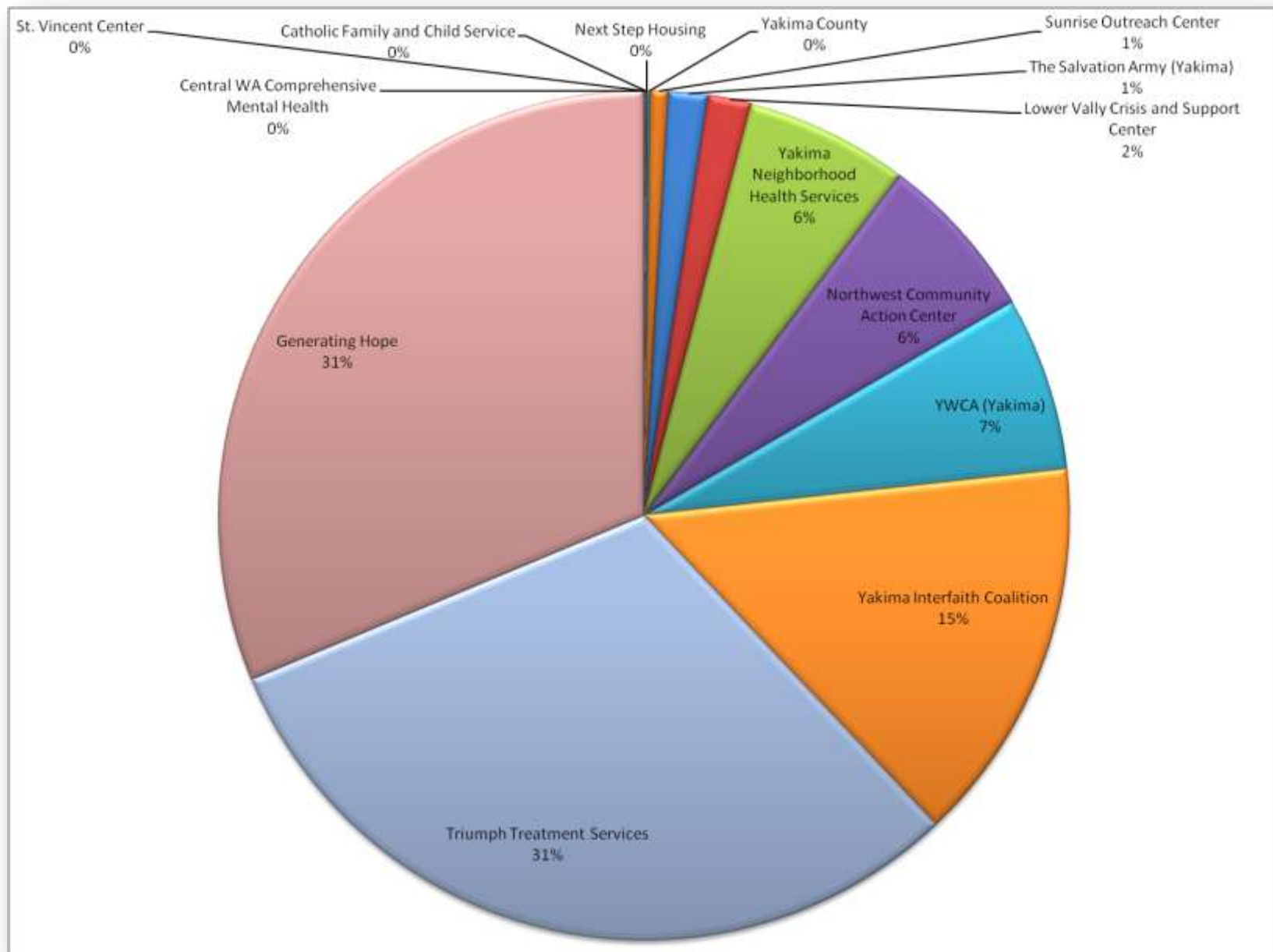
Another way to look at the data is by averaging the scores by client. This is helpful in getting an overall look at the client as a whole. The lowest index score that any of the 189 clients received is 1.79 and the highest score was 4.35. The following pie chart shows the index score for clients when the score is rounded:



The Washington State Homeless Management Information System (HMIS) collects data about homeless clients to shed light on the extent, characteristics, and causes of homelessness. Homeless service providers in Washington, such as emergency shelters, transitional housing, and supportive housing programs, collect information about their clients so that it can be matched with information from other providers in the state to get accurate counts of homeless clients and the services they need.

In 2010, Yakima County moved from an independent HMIS system to the one that is currently being used by the State.

The following chart shows the breakout of services provided since the switch over last year sorted by agency and percentage of the whole; note, providers can deliver multiple services to one client.



The following table is the same data set sorted by Services which gives an indication of the most common services that have been delivered by agencies that are required to enter data into the HMIS system¹⁰²:

Service Name	Count	Service Name	Count
ESHP Shelter	11,768	Worksource Referral	10
Homeless Shelter-Barracks	10,142	HIV/AIDS-related services	9
ESHP Voucher	1,299	Material goods	8
Bus Fare/Gas Money	916	Housing Placement	7
Rental Assistance (HPRP)	842	Rent Assistance	7
Outreach and Engagement (HPRP)	536	Transitional Housing Referral	7
Case Management	495	IYHP Entry	6
Assistance acquiring identification	343	Employment Referral	5
Basic Needs Referral	224	Alcohol Treatment Referral	4
Security Deposits (HPRP)	179	Employment	4
Credit Repair (HPRP)	145	Employment Assessment	4
ESHP Rent	98	Housing Search and Placement (HPRP)	4
Inspection for Habitability Standard (HPRP)	86	Transportation	4
Utility Deposits (HPRP)	81	Transportation Referral	4
Motel & Hotel Vouchers (HPRP)	80	Dental Care	3
Lead Based Paint Inspection (HPRP)	75	Motel Vouchers	3
Security Deposit	72	Personal enrichment	3
WFF Intake	59	Referral to other service(s)	3
Lead Based Paint Inspection (HPRP)	54	Drug Treatment Referral	2
Inspection for Habitability Standard (HPRP)	52	Education Referral	2
Emergency Housing Referral	48	Legal Referral	2
Self Sufficiency Ratings	37	Medical Advocacy	2
Screening/Application Fee Assistance	35	Mental Health/Counseling Referral	2
Clothing	32	Other health care	2
Household Goods	27	Temporary Voice-mail Number	2
WFF Exit	26	Bad Weather Shelter	1
Clothing Referral	24	Case Notes	1
Personal/Grooming Needs	24	Education	1
Additional Client Profile	23	Health Care Referral	1
Utility Payments (HPRP)	21	Meals	1
Housing Counseling	20	Mental Health Screening	1
Utility Bill Payment Assistance	20	Money management counseling	1
Health Screening/Diagnostic Services	12	Outreach	1
Food	10	Outreach Referral	1
Moving Cost Assistance (HPRP)	10	Temporary Mailing Address	1

There are currently 14 agencies adding data into HMIS; these 14 provide a variety of services. The following table shows the breakout of HMIS entered services by agency:

¹⁰² Note – Enrollment numbers (5,152) has been removed.

Agency/Service	Count	Agency/Service	Count
Catholic Family and Child Service	12	Lead Based Paint Inspection (HPRP)	40
Enrollment	6	Legal Referral	2
IYHP Entry	6	Mental Health/Counseling Referral	1
Central WA Comprehensive Mental Health	3	Money management counseling	1
Enrollment	3	Motel & Hotel Vouchers (HPRP)	50
Generating Hope	10,403	Moving Cost Assistance (HPRP)	9
Enrollment	261	Outreach and Engagement (HPRP)	149
Homeless Shelter-Barracks	10,142	Rent Assistance	5
Lower Vally Crisis and Support Center	551	Rental Assistance (HPRP)	307
Enrollment	36	Screening/Application Fee Assistance	35
ESHP Shelter	130	Security Deposit	71
ESHP Voucher	385	Security Deposits (HPRP)	85
Next Step Housing	17	Temporary Mailing Address	1
Additional Client Profile	4	Temporary Voice-mail Number	2
Enrollment	13	Transitional Housing Referral	3
Northwest Community Action Center	2,122	Transportation Referral	4
Case Management (HPRP)	171	Utility Bill Payment Assistance	20
Credit Repair (HPRP)	2	Utility Deposits (HPRP)	59
Enrollment	708	Utility Payments (HPRP)	18
ESHP Rent	1	Worksource Referral	4
ESHP Voucher	721	Yakima Neighborhood Health Services	2,060
Inspection for Habitability Standard (HPRP)	41	Alcohol Treatment Referral	1
Lead Based Paint Inspection (HPRP)	54	Basic Needs Referral	3
Motel & Hotel Vouchers (HPRP)	11	Benefits Referral	2
Motel Vouchers	3	Case Management	47
Outreach and Engagement (HPRP)	128	Case Management (HPRP)	247
Rent Assistance	2	Case/care management	11
Rental Assistance (HPRP)	221	Clothing Referral	2
Security Deposit	1	Credit Repair (HPRP)	108
Security Deposits (HPRP)	43	Dental Care	3
Utility Deposits (HPRP)	14	Drug Treatment Referral	1
Utility Payments (HPRP)	1	Education	1
St. Vincent Center	6	Education Referral	2
Enrollment	3	Employment	1
ESHP Rent	3	Enrollment	737
Sunrise Outreach Center	220	Food	10
Bad Weather Shelter	1	Health Care Referral	1
Enrollment	218	Health Screening/Diagnostic Services	12
Meals	1	HIV/AIDS-related services	9
The Salvation Army (Yakima)	497	Household Goods	26
Enrollment	210	Housing Placement	7
ESHP Rent	94	Housing Search and Placement (HPRP)	4
ESHP Voucher	193	Inspection for Habitability Standard (HPRP)	45
Triumph Treatment Services	10,213	Lead Based Paint Inspection (HPRP)	35
Additional Client Profile	17	Material goods	8
Enrollment	547	Medical Advocacy	1

ESHP Shelter	9,588	Mental Health Screening	1
Outreach Referral	1	Mental Health/Counseling Referral	1
Self Sufficiency Ratings	10	Motel & Hotel Vouchers (HPRP)	19
WFF Exit	16	Moving Cost Assistance (HPRP)	1
WFF Intake	34	Other health care	2
Yakima County	40	Outreach	1
Alcohol Treatment Referral	2	Outreach and Engagement (HPRP)	259
Basic Needs Referral	3	Personal enrichment	3
Bus Fare/Gas Money	1	Personal/Grooming Needs	24
Case Management	7	Referral to other service(s)	3
Case Notes	1	Rental Assistance (HPRP)	314
Employment Assessment	1	Security Deposits (HPRP)	51
Employment Referral	4	Self Sufficiency Ratings	20
Enrollment	8	Transportation	4
Household Goods	1	Utility Deposits (HPRP)	8
Housing Counseling	1	Utility Payments (HPRP)	2
Medical Advocacy	1	WFF Exit	3
Transitional Housing Referral	4	WFF Intake	20
Worksource Referral	6	YWCA (Yakima)	2,201
Yakima Interfaith Coalition	4,885	Additional Client Profile	2
Alcohol Treatment Referral	1	Enrollment	130
Assistance acquiring identification	343	ESHP Shelter	2,050
Basic Needs Referral	208	Self Sufficiency Ratings	7
Benefits Referral	8	WFF Exit	7
Bus Fare/Gas Money	915	WFF Intake	5
Clothing	32		
Clothing Referral	22		
Credit Repair (HPRP)	35		
Drug Treatment Referral	1		
Emergency Housing Referral	48		
Employment Referral	1		
Enrollment	2,272		
Housing Counseling	19		
Inspection for Habitability Standard (HPRP)	52		

ATTACHMENT C – HOMELESS NETWORK OF YAKIMA COUNTY OPERATING GUIDELINES

Operating Guidelines

Homeless Network of Yakima County

Yakima County Department of Human Services

12/1/2011

The ten-year plan to end homelessness in Yakima County by 2015 was the end result of a community-wide concern at the growing number of those at risk of becoming homeless as well as actual homeless individuals and families in the county. Towards the goal of ending homelessness, a coalition of over 40 local homeless service providers and involved individuals formed the Homeless Network of Yakima County. These guidelines are an effort to codify many of the policies as they have been developed since that time.

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INTRODUCTION

The ten-year plan to end homelessness in Yakima County by 2015 was the end result of a community-wide concern at the growing number of those at risk of becoming homeless as well as actual homeless individuals and families in the county. Towards the goal of ending homelessness, a coalition of over 40 local homeless service providers and involved individuals formed the Homeless Network of Yakima County (Network). These guidelines are an effort to codify many of the policies as they have been developed since that time. These policies were developed and approved and last adopted by the Homeless Network of Yakima County on December 8, 2011.

DEFINITION

The homeless Network of Yakima County is a coalition. A coalition is an alliance of individuals and organizations, sometimes referred to as an “organization of organizations,” that come together to address a specific problem or issue and reach a common goal(s). Goals that focus on system-wide changes and collaborations and require a variety of expertise are particularly well suited for coalitions. (HUD, 2009)

NETWORK IDENTITY

This section described the guiding principles for the Network and membership requirements.

MISSION

The Mission of the Homeless Network of Yakima County (Network) is to advocate for the homeless people in Yakima County in order to improve quality of life, increase public awareness of issues of homelessness, impact public policy and to prevent and end homelessness.

VISION

The Homeless Network focuses on realizable strategies to move homeless individuals and families beyond shelter to permanent housing and self-sufficiency by looking at a comprehensive range of needs and develop the local capacity to meet these needs. The Network identifies ways to coordinate and link resources to avoid duplication by involving stakeholders with a shared goal of building a comprehensive system to end homelessness and prevent return to homelessness.

OPERATING PRINCIPLES

The purpose of the Network is to:

1. Provide a place to share ideas, concerns and resources and foster collaboration. .
2. Increase community awareness related to the causes of homelessness, the needs of homeless people and ways to end homelessness through public education and advocacy.
3. Participate in developing and supporting public policy toward ending homelessness.
4. Research and develop resources to support Network projects.
5. Develop, implement and annually review county-wide plans to end homelessness.

MEMBERSHIP

Meetings are open to the general public. Interested persons may attend and participate in discussion but will not have voting rights. Members of the general public may submit a written request for Network Membership using the Network Membership Application found in Exhibit A.

Those who attend Network meetings are considered GUESTS from the point of their first attendance until formally requesting membership to the Network. Guests are welcomed and may participate in discussions and position-development; they are not considered members, and should not vote on Network positions, until formally being accepted as members.

The membership of the Network consists of representatives and individuals who advocate for the homeless people and those at risk of being homeless in Yakima County. The Network should strive to obtain broad-based representation from those who serve homeless people in the community. The Network promotes inclusion, versus exclusion, in this effort.

BECOMING A MEMBER

In order to become a member of the Network, individuals and representatives from organizations should:

1. Understand and support the established mission, priorities, and positions of the Network.
2. Support and participate in causes that improve homeless care access across the continuum, not just those causes directly connected to the individual's personal or professional interest.
3. Participate in at least 3 meetings within a 6 month period prior to application for membership to self-assess the value of Network membership.
4. Complete a membership application, shown in Exhibit A, listing professional associations, community alliances, and legislative relationships, and be willing to carry the Network's supported messages to these contacts.
5. Clearly disclose what agency / association he/she would represent as a member of the Network.

DUTIES OF MEMBERS

Network members should be well informed and keep current on issues, with an eye toward understanding the broad-based big picture effects of homeless issues and to seize opportunities to affect decisions on those issues.

In order to accomplish this, members agree to:

1. An agency representative will attend and participate in Network meetings at least quarterly.
2. Participate in Network committees which best reflect the member's area of specialty or interest.
3. Attribute / credit the Homeless Network for support of projects or programs where the Network served as a resource.
4. Participate in development, implementation and evaluation of the 10-Year Plan to end homelessness.
5. When speaking on behalf of the Network limit comments to positions already affirmed by the Network.
6. Agree to use e-mail for meeting notice and other communication necessary outside of meetings (Network members with e-mail access will assure access to those without; Network members without e-mail access will coordinate with members who have e-mail).
7. Communicate with Network members regarding intentions to apply for grants that are limited to one per community, to assure the strongest application.

Violation of these duties may affect membership status.

NETWORK ORGANIZATIONAL STRUCTURE

The work of the Network is to help members end homelessness. To that end, the Network will organize committees to complete work on Network issues and report back to the full Network. Committee membership

should be inclusive. Network members self-select committees of interest, excepting the executive committee whose membership is determined by these Guidelines.

CHAIRS AND STAFF

The Network should have one chair and one chair-elect. The chair serves a year term and is succeeded by the chair-elect. The chair-elect is nominated annually by the Executive Committee (or its designee) and is voted upon by a vote of the Network membership. A chair-elect must be a member of good standing in the Network. The chair and the chair-elect are assisted by the Yakima County Department of Human Services.

DUTIES OF THE CHAIR

1. Chair Network membership and executive committee meetings.
2. Call and/or special meetings as needed.
3. Be responsible for reviewing reports, correspondence and other state and community requests.
4. Participate in Network events and activities and those of Network members.
5. Act as spokesperson for the Network to the press.
6. Write letters of support from the Network or on behalf of member organizations.

DUTIES OF STAFF

The Network is staffed by the Yakima County Department of Human Services Housing team. Responsibilities of County staff include:

1. Coordinate efforts and information of Network members to maximize services and resources for the homeless.
2. Manage and operate federal, state, and private grants /contracts administered by Yakima County and shared with Network members. Interpret contract requirements and guide Network decision-making to comply with funding requirements. Provide progress reports to Network members.
3. Perform monitoring of projects funded by the Network.
4. Provide support to the Network and its key committees in matters of policy formulation and interpretation.
5. Maintain contact with state, county, and federal agencies that deal with issues that affect the homeless population. Keep abreast with and participate in legislative issues affecting homelessness.
6. Maintain Network and committee membership roster.
7. Provide training and technical assistance to the Network members and maintenance of materials for orientation packet.
8. Manage existing financial resources and official files of Network including grants management and reporting.
9. Provide event support for the Network.
10. Maintain membership in state and national organizations relating to homelessness and affordable housing.
11. Coordination in the writing of the annual HUD McKinney application

MEETINGS

FREQUENCY

The standard meeting schedule is as follows. Changes may be made at the discretion of the Network or Committee Chairs.

- Executive Committee – Meet a minimum of 9 times a year
- General Membership Meeting – Meet a minimum of 9 times a year

COMMITTEES OF THE NETWORK

The Network has an Executive committee, standing committees, and ad hoc committees. The Network may add new committees or remove existing committees as it deems advisable in the fulfillment of its primary responsibilities.

EXECUTIVE COMMITTEE

Members are the Chair and the Chair-elect and/or co-chair of each of the standing committees. Ad hoc committee members may attend the Executive Meeting, as non-voting members. Additionally, a Legislative Representative and a Lower Valley Representative, both of whom are selected by the Standing Executive Committee, are also a part of the Executive Committee.

Executive Committee duties are as follows:

1. Plan and coordinate the regular meetings and other activities of the Network. .
2. Organize planning efforts to complete tasks necessary for completing homelessness plans.
3. Coordinate and delegate responsibility for applying for grants on behalf of the Network.
4. Coordinate the recruitment of individuals and organizations to the Network.
5. Facilitate communication among members of applications for grants that are limited to one per community to assure the strongest possible application.
6. Compose ad hoc committees as needed, including a nominating committee to select nominees for the chair-elect.

COMMITTEE CHAIRPERSONS

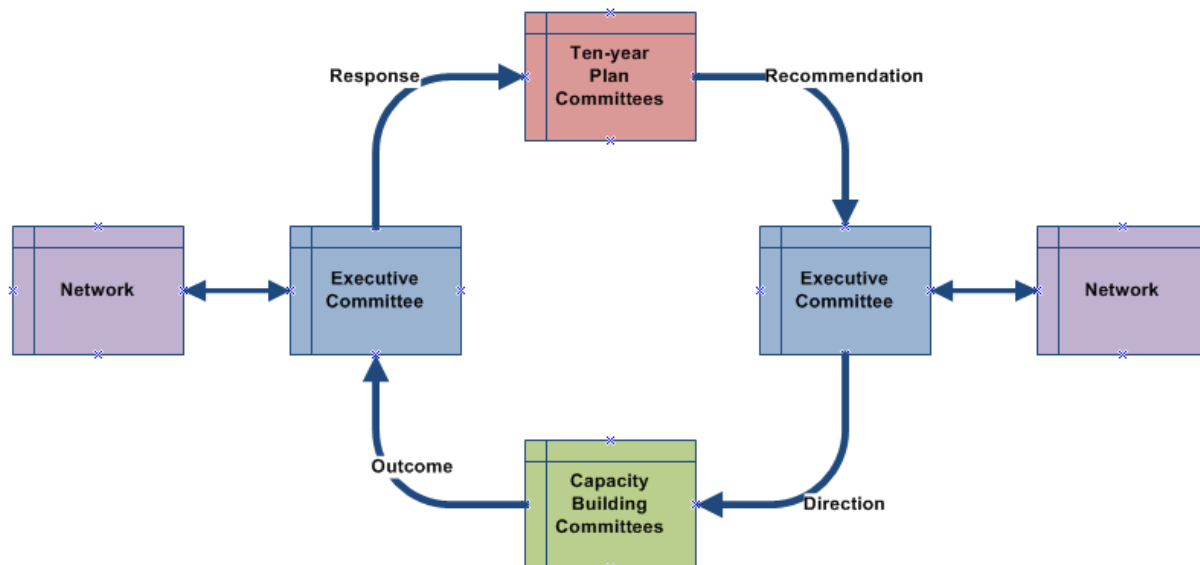
Each of the standing committees will recommend a chairperson to represent them on the Executive Committee which will be approved by the Executive Committee. Should the committee be unable to elect a chair, the Chair of the Network will appoint one to be approved by the Executive Committee.. Each standing committee will also have a staff person assigned to it from the Yakima County Department of Human Services.

AD HOC COMMITTEES

Ad hoc committees (i.e. Homeless Memorial, the Annual BBQ, the Annual Retreat, etc.) are formed for planning and short term purposes. These committees are called together on an as needed basis and report directly to the Executive Committee.

COMMUNICATION

The various standing committees work with both the Executive Committee and the Network to ensure completion of objectives in the ten-year plan. The chart below shows the communication path of the committees:



NETWORK PROCESS

This section described the decision making process for the Network as well as how endorsements and funding requests are processed.

DECISION MAKING

The Network should have an informed and efficient means to conduct its business, make administrative decisions, determine legislative priorities, approve position papers, engage in partnerships with other like-associations, prepare public education, and develop funding opportunities for Network projects.

1. Whenever possible, a minimum of 48 hours notice, via email, should notify members of upcoming votes.
2. Only members who are present at a meeting when the vote is called may vote. Committee chairs may vote like any other member.
3. Only members and member organizations who have attended at least two of the last four meetings should vote. Representatives should self-determine whether they are eligible to vote.
4. Only one vote per agency, regardless of how many members and representatives from one agency are present. Agencies should self-determine who the voting member should be.
5. Decisions are determined by a majority of members present during the vote. In the event of a tie, the measure fails.
6. If a decision is needed between meetings, Network staff will e-mail Network members and call for an electronic vote. There should be at least 48 hours time to vote whenever possible. Votes may be collected by e-mail or an electronic survey tool. A measure succeeds with a majority of those voting.
7. If a member requests reconsideration of a Network decision, the member should present the matter in writing to the executive committee. The executive committee should determine whether the matter should be submitted to the Network for a re-vote. The criteria the executive committee should consider are:
 - a. Whether there is new information that was not available to Network members during the vote;
 - b. Whether the vote was based on inaccurate interpretation of relevant law or regulations;
 - c. Whether there was a problem in the process leading to the decision, and/or whether there was an undisclosed conflict of interest;
 - d. The timeliness of the request and any relevant deadlines;
 - e. Any other relevant information.

The executive committee will review the member's request, and if it believes the information presented is founded, the matter will be presented to the Network for reconsideration.

In the event the Network faces a short-term, unique procedural situation that is not contemplated by these Guidelines and a Network decision is necessary, the Network can determine a process for making a decision by a majority of the members present.

ENDORSEMENTS (LETTERS OF SUPPORT)

The Network should support efforts, and seek support for efforts, which promote the positions of the Homeless Network of Yakima County and the Network's written plan. Endorsement from the Network should conform to the following guidelines.

1. Only members can request support from the Network. Requests made to the Network for support of public policy, education, legislative influences or position papers should be directed to the Network Chair. The Chair should determine the time sensitive nature of the request.
 - a. The request should be presented in summary to the Executive Committee (through e-mail or written report). When time allows, initial review and discussion by is preferred.
 - b. If the request appears to be a concern, a formal presentation should be requested by the Executive Committee for further review.
 - c. A recommendation for approval/denial should be made by the Executive Committee to the full Network.
2. Position statements and endorsements should be attributed to the majority of the Network who voted on the issue.

FUNDING

Network members are encouraged to seek additional and outside resources to support projects addressing the needs of homelessness. Applications for funding should not state or imply that the Network supports the application unless the procedure outlined below has been followed.

The Network may certify that a proposal is consistent with the Network's written plan to end homelessness, if such certification is necessary for obtaining a project grant.

A Network member should make a written request directed to the chair of the Planning and Resources committee. The committee will consider the request and will certify a project as consistent with the Network's written plan based upon the following criteria:

1. Is the proposed project consistent with the county-wide plan to end homelessness?
2. Does the proposed project fill a need in services available to people who are homeless or at risk of becoming homeless?
3. Will the proposed project duplicate services?
4. Is Network support helpful for a successful application?

In the event two members request Network support for the same grant, the planning committee may ask the members to write a joint application. If the members decline, the Network may choose to take no position on either application.

One of the goals of this Network is to increase collaboration among Network members. In order to minimize Network members competing against each other for the same resources, Network members and working committees are encouraged to inform the Executive Committee before submitting an application for funding or

resources. The Executive Committee will inform members if more than one member is applying for the same grant at the same time.

CONFLICT OF INTEREST

Members and agencies applying for funding will not participate in the evaluation process if their proposal is under consideration. Members will adhere to a conflict of interest policy. Upon joining the Network, each member will sign the conflict of interest policy shown in Exhibit B which was adopted by the Network.

EXHIBIT A – MEMBERSHIP APPLICATION

In applying for membership, I have met the following guidelines:

- ✓ I understand and support the mission and purposes of the Network.
- ✓ I can commit to attending at least four Network meetings in the next 12-months.
- ✓ I can commit to support a subcommittee
- ✓ I have regular access to electronic mail, and am willing to accept this as the primary source of communication between Network meetings.

Name: _____ **Agency you represent:** _____

Mailing Address: _____

E-mail Address: _____ **Telephone:** _____

Legislative Relationships: _____

Subcommittee Selection:

- ☐ **Data/Evaluation:** To build capacity and sustainability by supervising Network data collection, compilation, and dissemination in addition to coordinating HMIS and the ASSM.
- ☐ **Resources:** To build capacity and sustainability by overseeing policy making and procurement of funding and resources to support the work of the Network in the form of grants, fundraisers, volunteers and donations of money, goods and services.
- ☐ **Services:** To provide accountability for the 10-year plan and guide policy and facilitate collaboration in identifying emerging needs, develop strategies to meet basic human needs and implement services aimed at assisting clients to achieve self-sufficiency.
- ☐ **Affordable Housing:** To provide accountability for the 10-year plan and guide policy and facilitate collaboration in obtaining and sustaining housing with coordinated services available.

Signature _____ Date _____

EXHIBIT B – CONFLICT OF INTEREST POLICY

HOMELESS NETWORK OF YAKIMA COUNTY

CONFLICT OF INTEREST STATEMENT

Homeless Network members and Committee members must be able to make independent decisions on behalf of the Network without potential influence or perceived influence caused by a conflict of interest. Each member with an actual or perceived conflict of interest should disclose that conflict . In addition each member should:

1. Refrain from voting on any issue that creates the potential to confer any financial benefit on the member or on any entity in which that individual has any significant interest as a stockholder, partner, director, officer, or employee.
In such situations, the individual should immediately disclose his or her interest and should take no action to influence the decision-of the Network.
2. Disclose his or her affiliation with any organization considering applying for network funding prior to a vote.
3. Avoid any situation where personal and business affiliations or relationships could have, or could give the appearance of having undue influence on the individual's judgment as to the matters under consideration.

Definition of "Conflict of Interest": Any situation in which an individual's personal or business relationships could conflict, or could give the appearance of conflicting, with the interests of the Homeless Network of Yakima County and its Committee's.

I have received and read the foregoing policy statement, conflict of interest statement, and understand fully the facts requiring any possible question of violation.

Name _____

(Please Print)

Signature _____

Date _____

EXHIBIT C – NON-DISCRIMINATION STATEMENT

The Homeless Network of Yakima County complies with Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968 (as amended by the Community Development Act of 1974 and the Fair Housing Amendments Act of 1988), Executive Order 110063, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, and Titles II and III of the Americans with Disabilities Act (ADA).

The ADA and Section 504 both stipulate that "no otherwise qualified persons with disabilities...shall, solely by reason of his or her disability, be excluded from participation in, be denied the benefits of, or be subject to discrimination under any program or activity receiving federal financial assistance (Section 504) or any activities of "public entities," of state or local governments, regardless of whether they receive federal funding (Title II of the ADA). The Fair Housing Amendments Act regulations state "It shall be unlawful for any person to refuse to make reasonable accommodations in rules, policies, practices, or services, when such accommodations may be necessary to afford a person with a disability equal opportunity to use and enjoy a dwelling unit including public and private use areas."

